

PUBLIC HEARING DRAFT 6/16/2015

CITY OF CASPER



CONSOLIDATED PLAN 2015-2019

ANNUAL ACTION PLAN 2015-2016

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five-Year Consolidated Plan (2015-2019) is designed to provide an overview of Casper as a growing and maintainable community and present the goals and objectives planned to benefit the low income population in the city. The Plan is a product of a planning and coordination process required by the U.S. Department of Housing and Urban Development to prioritize the spending of Federal funding allocated to the City of Casper over the next five years. An Annual Action Plan will update the Plan each following year presenting how Federal funds will be allocated to address the needs and priorities identified in the Five Year Consolidated Plan.

The primary focus of the Plan is how the City can utilize its allocation of Community Development Block Grant funds (CDBG) to improve the quality of life for its low income population by establishing goals and objectives to address critical housing and community development needs. Issues to be addressed are economic development, housing, transportation, and homelessness.

Another purpose of the Five-Year Consolidated Plan and the First-Year Annual Action Plan is to guide the decision-making process over the year as well as the next five years, to plan how to effectively and efficiently allocate and spend CDBG funds to meet these objectives. Local social service, government, medical and housing agencies were consulted in the development of the Plan regarding community development and housing in the City of Casper and to obtain their input about current availability of services, what the needs are in the City and how to best prioritize funding to address these needs.

Demographic data was analyzed related to housing, the homeless, employment and community development needs. This data was used, along with the input from the local agencies, to develop an overall picture of the City's housing and community development needs.



City Scene

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In preparation of this report, the City researched current issues of employment, economic development, increased development of and maintaining affordable housing and the provision of social services to special needs populations and the community's homeless persons and families. The research indicated several areas of need.

Over the period of this Five-Year Consolidated Plan CDBG funds will be used to promote and support the following priorities:

Economic Development

- Diversified economic development efforts, especially efforts that will create jobs.
- Support the revitalization and rehabilitation efforts of owners in the Old Yellowstone District (OYD) and downtown core to encourage increased patronage and job creation.
- Development of infill areas that create jobs or housing for low-moderate income persons.

Housing

- Develop affordable single family housing that is considered affordable to low-moderate income homeowners. Support new housing construction that has units with project-based assistance, so more residents can be safely housed.
- Continue Housing Rehabilitation Assistance Programs (HRAP) for low-moderate income homeowners providing more suitable living environments.
- Facilitate homebuyer and rental education programs to assist residents wanting housing of their own to be successful.

Special needs

- Foster the development of housing projects that serve persons with special needs providing more residents with a place to call home.
- Continue to support transit services by subsidizing the cost of tickets and tokens to qualified recipients. Encourage expansion of routes and increased weekend services.
- Expand the amount/affordability of child care capacity so more families have access to affordable, safe, licensed child care.
- Stay informed of local agencies activities and needs to provide referrals correctly and support the agencies' through the local Continuum of Care (CoC).

Homeless

- Actively participate in the regional homeless collaborative to stay informed with current information.
- Increase use of the cold weather shelter for emergency housing in the winter months to keep more homeless safe and warm.
- Support the Homeless CoC State Ten-Year Plan to end chronic homelessness, and implement goals that can be performed locally.
- Ensure operational/capital investment on LifeSteps Campus to maintain this community resource as a living space for “hard to house populations”. Provide services to homeless persons and families as well as low-moderate income persons on Campus and in the neighborhood.
- Increase Housing First projects providing additional homes for the homeless.
- Encourage efforts to increase operational capacity of non-profit organizations, especially those that serve persons that are homeless or have special needs so more services are available.

Neighborhood Programs

- Continue to support neighborhood improvement strategies such as support of the Weed and Seed Program, clearance or demolition and neighborhood clean-up activities.
- Continue to assist low-moderate income homeowners with small emergency repairs, preventing expensive large rehabilitation activities.
- Continue to remove spot slum and blight through clearance, demolition and rehabilitation to make homes and neighborhoods safer.
- Develop community programs to stimulate growth in the OYD and downtown area.

3. Evaluation of past performance

An evaluation of the CDBG activities in Program Year 2014 gave the City insight as to areas that needed more concentration and areas needing less emphasis at this time. Realizing the rather drastic and sudden economic and major industry changes that occur in Casper, the City must be flexible and stay alert as to where the need is greatest to assist the low-income persons the best way possible in the city. The goals and projects will be evaluated regularly to ensure needs are being met in as efficient and effective manner as possible.

The community works together to resolve issues with positive outcome solutions such as the redevelopment and growth of the OYD, increased housing and social services on the LifeSteps Campus for hard to house populations, facilitating affordable housing in an old, condemned apartment building in downtown Casper (Star Apartments), and the rehabilitation and growth of the Central Wyoming Rescue Mission's housing sites. This sense of community pride lends itself to improvements that benefit all of its citizens.

A Consolidated Annual Performance Evaluation Report (CAPER) is submitted to HUD 90 days following the end of the Program Year. Prior to submitting the CAPER to HUD, notice of the CAPER will be published in the Casper Star Tribune and the Casper Journal at least 15 days prior to its submission to HUD advising that the CAPER is available for public comment and where copies can be reviewed. The CAPER analyzes the City's use of its annual CDBG fund allocation and serves as an evaluation of the City's performance of meeting the planned goals of the Consolidated Plan and the Annual Action Plan.

4. Summary of citizen participation process and consultation process

Meetings to encourage community input are scheduled to occur at the Casper Senior Center, King's Corner (weekly Community Dinner location), and in Building K on LifeSteps Campus.

5. Summary of public comments

Forthcoming, if any, following the meetings.

6. Summary of comments or views not accepted and the reasons for not accepting them

Forthcoming, if any.

7. Summary

Forthcoming, after all above is completed.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CASPER	Housing and Community Development / City of Casper

Table 1 – Responsible Agencies

Narrative

The Housing and Community Development Department will be responsible to lead and coordinate the planning and submission process of the Consolidated Plan. The CDBG Program Coordinator is responsible for facilitating the program including completing reports, entering information into IDIS and overseeing that the eligible projects under the activities are carried out efficiently and all regulations and requirements are followed, including any projects involving Davis Bacon or Lead-Based Paint requirements.

The CDBG Program Coordinator operates under the direction of the Housing and Community Development Director and receives approval of reports and invoices prior to being submitted to the Casper City Council or to the U.S. Department of Housing and Urban Development for final approval.

Local agency funding will continue to be pursued in efforts to leverage the funds allocated to the City, making the funding more effective.

The City will coordinate any projects involved with the public housing units owned by the Casper Housing Authority (CHA) because the CHA is the City's housing arm. The Authority has housing units and housing vouchers for which they report directly to HUD. Other housing voucher and rental assistance programs, such as the Community Action Partnership of Natrona County (CAPNC), under the direction of the County, also assist tenants in the City of Casper. Coordination between these two providers of rental assistance should be strengthened to ensure the efficient use of funds and to reduce duplication.

Consolidated Plan Public Contact Information

City of Casper

Housing and Community Development / CDBG

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City works with the Casper Housing Authority (CHA) who coordinates housing vouchers for low income residents, transitional housing and permanent supportive housing and VASH. The agency is involved with housing homeless and low income persons. CHA had a successful pilot Housing First program and now has the program functioning on LifeSteps Campus. Community Action Partnership (CAP) assists with housing needs as well being the agency in charge of the Transitional Housing program, the Healthcare for the Homeless program and has an interest in the Housing First program also. Additionally, the City works with non-profit developers to coordinate and support the development of housing for the homeless including supportive needs housing. The City's assistance includes both financial support for such housing, as well as assisting project developers during the zoning and permitting approval process to ensure that the approval process proceeds efficiently. The City consults with developers of tax credit properties emphasizing the low income and senior housing needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The CHA was consulted in the preparation of this plan and their plans and goals were discussed. The CHA and CAPNC were consulted and submitted agency information regarding the services they provide and the numbers of persons they work with. Both agencies have waiting lists for assistance. Input from private, non-profits and governmental health service agencies was also considered in preparation of this Consolidated Plan. Many of these agencies participate in the Continuum of Care (CoC). Coordination with the CoC is described in more detail below.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Housing and Community Development Staff attend monthly Continuum of Care meetings with the local agencies. The needs of the homeless individuals and families, veterans, homeless youth and persons at risk of homelessness in the city are discussed at each meeting. Agencies share funding and resource information they have available at the time so that referrals can be made efficiently. The needs in the community and suggestions of remedies are also discussed.

The City has worked with CHA, CAPNC, Habitat for Humanity, Central Wyoming Rescue Mission, Salvation Army, Seton House, Self Help Center, Interfaith, NOWCAP, and non-profit developers to develop supportive needs housing for the homeless. The City will continue to work in coordination with these agencies and developers to continue to develop such housing. The City contacted and acquired information from many agencies in the City of Casper. The agencies, which are listed below all have steady waiting lists.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Casper does not receive ESG funds.

Housing and Community Development staff consults with agencies and organizations who are members of the local Continuum of Care on an on-going basis throughout the program year.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Casper Area Transportation Coalition
	Agency/Group/Organization Type	Other government - Federal Transportation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Director of Casper Area Transportation Coalition (CATC) by email and by phone.
2	Agency/Group/Organization	Casper Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Executive Director, Housing Director and LifeSteps Director of Casper Housing Authority by email, in person and by phone.

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3	Agency/Group/Organization	Central Wyoming Rescue Mission
	Agency/Group/Organization Type	PHA Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Director of Operations of the Central Wyoming Rescue Mission by email and in person.
4	Agency/Group/Organization	Community Action Partnership of Natrona County, Inc.
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Executive Director and Operations Director of Community Action Partnership by email, by phone and in person.

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5	Agency/Group/Organization	HABITAT FOR HUMANITY, THE HEART OF WYOMING
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Director of Habitat for Humanity by email.
6	Agency/Group/Organization	Interfaith of Natrona County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Director of Interfaith by email, by phone and in person.
7	Agency/Group/Organization	MOTHER SETON HOUSE INC.
	Agency/Group/Organization Type	PHA Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing Neighborhood Organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Director of Mother Seton House by email and by phone.
8	Agency/Group/Organization	SELF HELP CENTER, INC.
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Director of the Self Help Center by email Regarding Self Help Center for women and their housing for men, the McKinley House.
9	Agency/Group/Organization	SW-Wrap
	Agency/Group/Organization Type	Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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10	Agency/Group/Organization	WYOMING COMMUNITY DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Other government - Federal Other government - State Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Utilized public information.
11	Agency/Group/Organization	WYOMING HOUSING NETWORK
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Property Manager of Wyoming Housing Network by email, by phone and in person. Also obtained information from the Education Programs Director.
12	Agency/Group/Organization	Youth Crisis Center
	Agency/Group/Organization Type	PHA Services-Children
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Needs - Unaccompanied youth

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted the Executive Director of the Youth Crisis Center by email and by phone.
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Various Organizations	The goals for addressing homelessness are similar.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City coordinates with the City of Casper Public Services and Engineering Departments on a regular basis to implement repairs or proposals for projects involving low income properties.

The City contacted several agencies, both public and private, in order to update information and obtain the view of those persons working with the public, especially the specific populations in greatest need of services. Most of the consultations were done via email, communication, some communications took place by phone, and in person, and other information was obtained from publicly available materials.

Narrative (optional):

After consultation with the appropriate City departments regarding the budgeting of available funds, a draft document was completed. A public hearing on the draft Consolidated Plan took place on June 16, 2015 at 5:30 p.m. in the City Council Chambers. Following the Public Comment Period which ended on July 16th, 2015, and inclusion of the comments received, the Plan was completed and submitted to HUD.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Public Hearing was held in the Casper City Council meeting on June 16th presenting the Draft of the Five-Year Consolidated Plan and the First-Year Annual Action Plan. The public was invited through newspaper advertising and the City web site to attend and speak at this hearing asking questions and giving input regarding the goals and objectives of the planned funding allocations. Following the hearing, copies of the Draft Plan were made available for thirty days for viewing and comments prior to submission to HUD at the following locations:

- Casper Housing Authority (145 N. Durbin Street)
- Community Action Partnership of Natrona County (800 Werner Court, Ste. 201)
- Housing and Community Development Office, City Hall (200 N. David, Rm. 203)
- Natrona County Public Library (307 E. 2nd St, 2nd Floor Public Information Area)
- Transitional Housing Office on LifeSteps Campus (1514 E. 12th St, Building F)
- Wyoming Community Development Authority (155 N. Beech St.)
- Wyoming Field Office of Housing and Urban Development (100 East "B" Street)
- Electronically at: <http://www.cityofcasper.gov / Housing and Community Development/Community Development Block Grant Program Five Year Consolidated Plan>

Upon request, the reports, data and any information used to develop the Plan will be made available to the public to view in the Housing and Community Development Office.

In an effort to broaden public participation and encourage input from low-and-moderate income residents, residents in slum and blighted areas where CDBG funds are proposed to be expended, minorities, non-English speaking persons, disabled persons and public housing residents on the development of the Consolidated Plan, three public meetings were held in locations that were accessible by the transit system, fully accessible to persons with disabilities, and in census tract locations where the proposed expenditures will occur. Translation in other languages was offered, if requested, at all locations. Meeting locations for the target populations were:

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- Central Wyoming Senior Center, Elderly persons, in Census Tract 300 (1831 E. 4th St.)
- LifeSteps Campus, Transitional Housing, Housing First, Census Tract 300 (1514 e. 12th St.)
- First United Methodist Church, King's Corner, Homeless, low income, minorities, Census Tract 200/300 (112 S. Beech St.)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Forthcoming	Forthcoming if any	Forthcoming if any	
2	Newspaper Ad	Residents of the City of Casper	Forthcoming if any	Forthcoming if any	Forthcoming if any	
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Low Income, Homeless	Forthcoming if any	Forthcoming if any	Forthcoming if any	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Persons with disabilities Senior Citizens	Forthcoming if any	Forthcoming if any	Forthcoming if any	
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Forthcoming if any	Forthcoming if any	Forthcoming if any	
6	Social Media	Residents of the City of Casper	Forthcoming if any	Forthcoming if any	Forthcoming if any	https://www.facebook.com/pages/The-City-of-Casper-WY/512209078836778
7	Internet Outreach	Residents of the City of Casper	Forthcoming if any	Forthcoming if any	Forthcoming if any	http://www.cityofcasper.gov/Housing and Community Development/Public Meetings

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

In the following information, which is listed in HUD's Comprehensive Housing Affordability Strategy (CHAS) data table in the next page, shows the break-down of the levels of the income groups in the City of Casper of the House Area Median Family Income (HAMFI).

Extremely Low Income Households

This category includes households whose incomes are less than 30 percent of the areas median family income. The data show that nearly all of the households reporting a housing problem report a cost burden problem. Data show 2,115 or 9.47% of the City's households fall into this category.

Very Low Income Households

This category includes households whose incomes are between 31 and 50 percent of the median income for the City of Casper. Data show 2,425 or 10.87% of the City's households fall into this category.

Low Income Households

This category includes households whose incomes are between 51 and 80 percent of the median income for the City of Casper. Data show 4,835 or 21.64% of the City's households fall into this category.

Moderate Income Households

This category includes households whose incomes are between 81 and 100 percent of the median income for the City of Casper. Data show 2,535 or 11.35% of the City's households fall into this category.

High Income Households

This category includes households whose incomes are over 100 percent of the area median income for the City. Data show 10,425 or 46.67% of the City's households fall into this category. Note, that even though these households are over the area median income amount, they are not without cost burden.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The need for increased affordable housing was cited as a problem in the City of Casper by most of the agencies consulted during the planning process, including agencies operating facilities and providing services to the homeless population. Casper's housing market is dominated by owner-occupied housing and there is a large demand for rental housing due to the high number of low income residents. The extremely low and very low-income residents have a lack of resources for paying high rent amounts and qualifying for homeownership.

The CHAS 2007-2011 housing data show that the cost burden of providing housing is wide spread for LMI households, both renter and owner occupied. The cost burden problem is more acute for rental households where the data shows there is a large percentage of rental households reporting to have none of the four Housing Problems it also reports only a small amount of owner households reporting they have none of the four Housing Problems. HUD defines Cost Burden as: "Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care". For homeowners, the housing payment is inclusive of the payment, taxes, assessments, insurance and utilities. For renters, the housing payment is inclusive of the payment and utility payments.

As seen in the Low Income with Census Tract chart below, CPI Map data show that the primary census tracts with the highest combination of Extremely Low to Very Low Income (30%-50%) levels are Tract 200 with 59.72% in that category, Tract 400 with 45.46% in the category and Census Tract 600 with 40.24% in the category. The highest cost burden in all three of the LMI categories is Census Tract 200.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	49,646	54,837	10%
Households	20,436	22,340	9%
Median Income	\$36,567.00	\$53,064.00	45%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

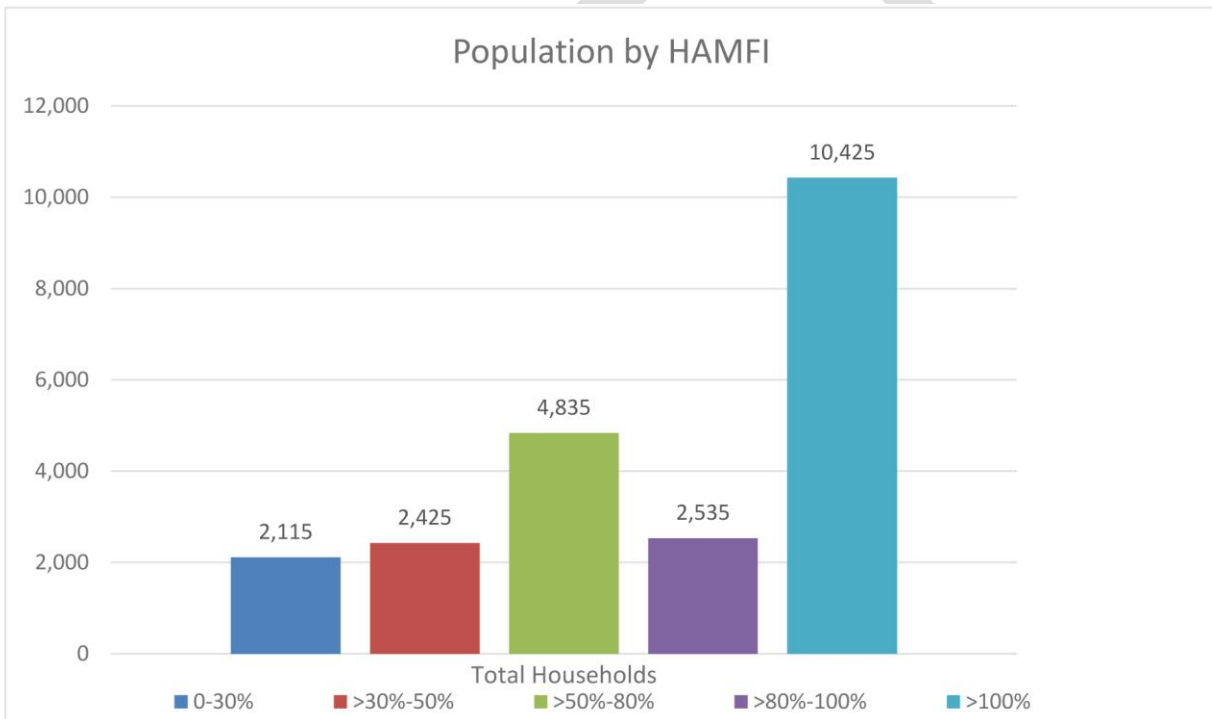
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,115	2,425	4,835	2,535	10,425
Small Family Households *	510	850	1,635	1,075	6,290

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households *	45	100	380	125	595
Household contains at least one person 62-74 years of age	295	480	700	445	1,505
Household contains at least one person age 75 or older	425	585	755	335	515
Households with one or more children 6 years old or younger *	260	319	770	505	795
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS



Source: 2007-2011 CHAS

*The highest income category for these family types is >80% HAMFI

Figure 2 - Population by House Area Median Family Income

According to Figure 2 above, approximately 53.33% of households in the City of Casper are considered either extremely low, very low, low, or moderate income by HAMFI.

Population by House Area Median Family Income

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	70	30	0	175	15	0	10	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	0	15	15	55	0	15	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	840	220	60	0	1,120	180	185	125	35	525

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	270	470	620	80	1,440	170	144	660	290	1,264
Zero/negative Income (and none of the above problems)	50	0	0	0	50	40	0	0	0	40

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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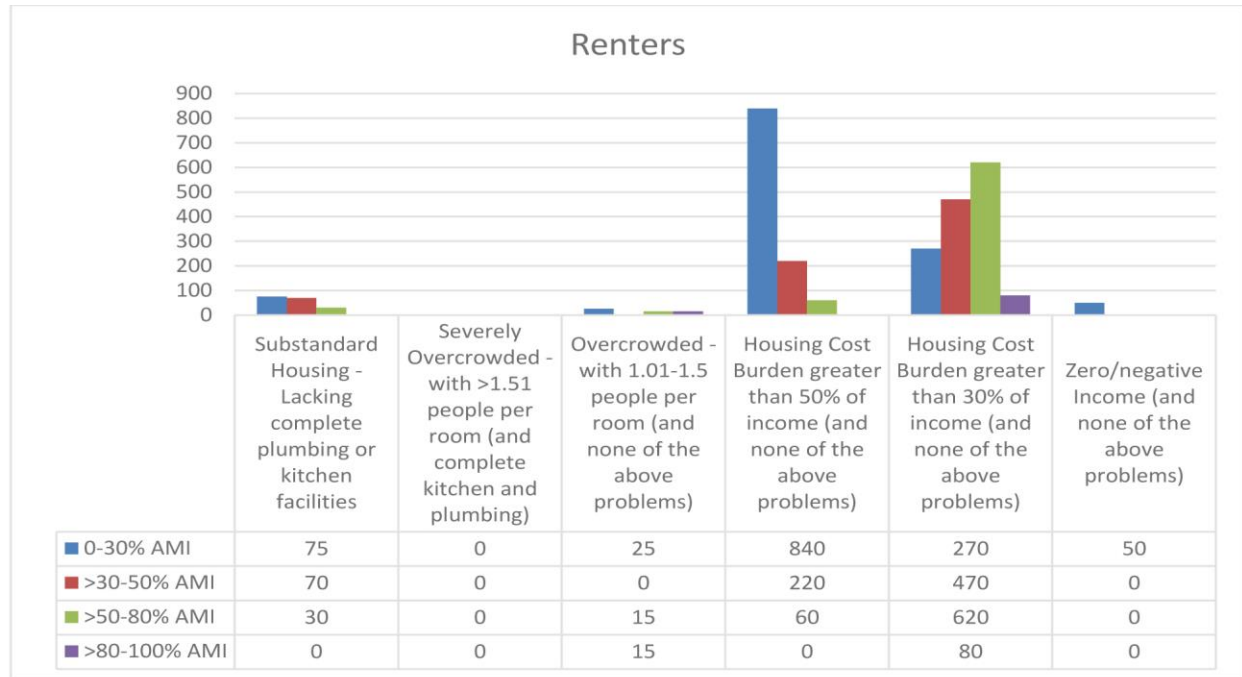


Figure 3 - Renter Housing Problems

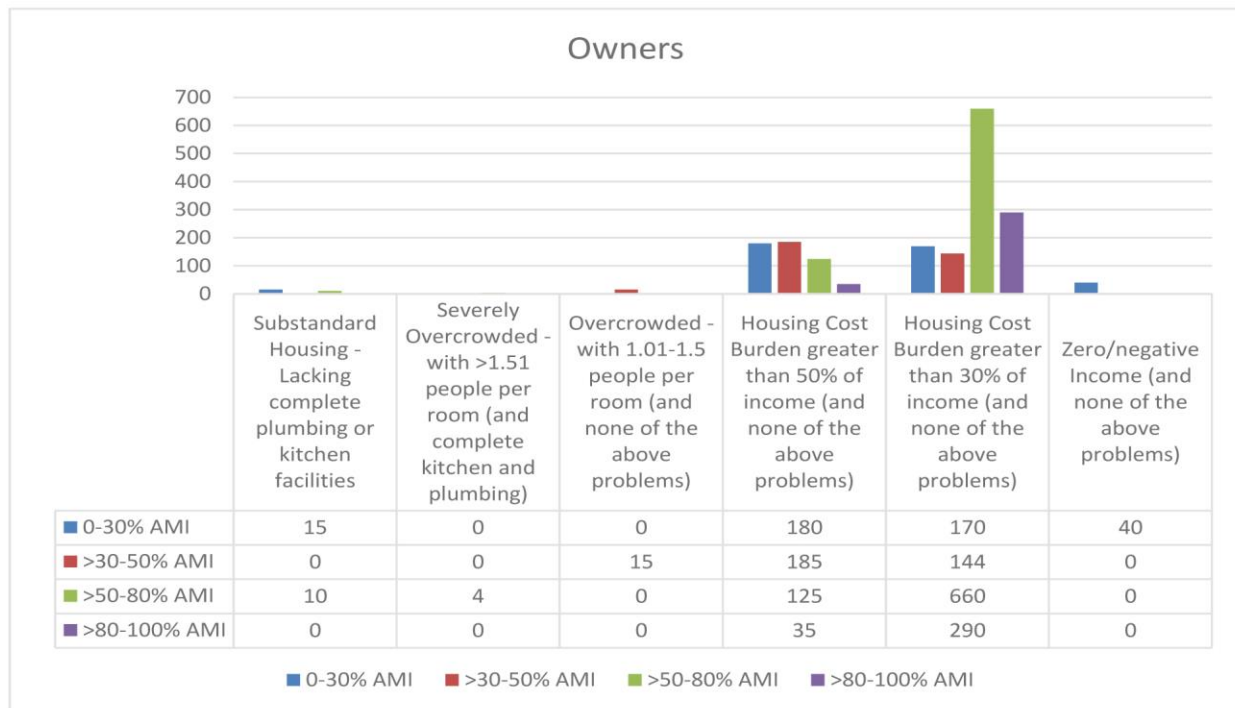


Figure 4 - Owner Housing Problems

Housing Problems Renter/Owner

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

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or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	940	285	105	15	1,345	195	200	135	35	565
Having none of four housing problems	570	965	1,950	740	4,225	325	975	2,645	1,750	5,695
Household has negative income, but none of the other housing problems	50	0	0	0	50	40	0	0	0	40

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	380	325	270	975	60	159	419	638
Large Related	15	20	30	65	15	15	75	105
Elderly	295	150	59	504	200	70	165	435
Other	510	255	320	1,085	95	85	125	305
Total need by income	1,200	750	679	2,629	370	329	784	1,483

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

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4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	285	120	0	405	30	85	70	185
Large Related	0	0	0	0	15	0	30	45
Elderly	195	95	45	335	75	35	20	130
Other	430	65	15	510	75	65	10	150
Total need by income	910	280	60	1,250	195	185	130	510

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

30%	50%	80%	Tract	Median Household Income	30+50%
6.85	18.49	39.59	56025000502	50088	25.34
9.02	26.07	42.3	56025000700	45432	35.09
0	17.22	35.97	56025001700	67317	17.22
4.23	20.53	35.77	56025000300	48042	24.76
0	3.23	6.45	56025001602	99425	3.23
0	0	0	56025001800	48395	0
2.77	22.15	32.87	56025000901	65088	24.92
1.97	35.08	41.97	56025001000	58750	37.05
4.78	12.35	21.12	56025000902	71552	17.13
16.55	43.17	68.92	56025000200	28850	59.72
5.82	39.64	57.82	56025000400	41144	45.46
2.41	37.83	50.6	56025000600	50486	40.24
0	7.69	23	56025000501	61680	7.69
6.33	28.19	48.02	56025000800	93309	34.52
0	6.06	14.39	56025001603	92679	6.06

Low Inc w/Census Tracts

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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	0	15	15	45	0	15	4	0	19
Multiple, unrelated family households	10	0	0	0	10	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	25	0	15	15	55	0	15	4	0	19

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

HUD's FY 2014 Income Limits Documentation System indicates the following summary for classifying the income limit by 1-person households:

- Extremely Low income (30%): \$14,850
- Very Low income (50%): \$24,750
- Low income (80): \$39,600

According to the ACS 1-year survey the per capita median income for Casper was \$29,916 in 2013. This put a single person living in the City of Casper falling in the lower range between the Very Low and the Low income classifications of \$25,100 and \$40,150 respectively. The report for 2013 also showed

estimates of approximately 27.8% of households are single-person households. Further, of these, 23.8% are single owner-occupied housing units and 36.0% are single person renter-occupied housing units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of Casper is working with different non-profits to address the needs of housing for both the disabled and victims of domestic violence. The Self Help Center, a non-profit, domestic violence agency offers emergency shelter and transitional housing. The Center sees an average of 400 people per month using the 24 hour hotline, the main office, support groups and the number of stays in the various houses. Since July of 2014 through April of 2015, 4,700 people had used their services. The Center provides 4 housing units: The Safe House, for immediate safety situations and short term stays, Turning Point, transitional housing that provides long-term housing and services up to 2 years, Ivy House that provides a maximum stay of 2 years and the McKinley House which is for men and can house 9 men with no set length of stay, but the average stay is six to twelve months. The non-emergent housing units generally have waiting lists of at least 5 people. Any of the housing units are fully accessible to disabled victims of domestic violence. Upon leaving the houses, the victims return to their homes, relocate or find a rental to move into which sometimes requires rental or deposit assistance from local agencies when available.

What are the most common housing problems?

The four housing problems as defined by HUD are:

1. Incomplete kitchen facilities.
2. Incomplete plumbing facilities.
3. 1.01 or more persons per room.
4. A cost burden

The most common housing problem in the City of Casper is cost burden. This problem affect approximately 91.8% fo the housing stock. A cost burden is the ratio of housing costs to household income. For renters, housing cost is defined as gross rent (contract rent plus utilities). For owners, housing cost is defined as “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Problem categories 1-3 are less significant contributors to inadequate housing problems in the city.

Are any populations/household types more affected than others by these problems?

The 2010 Census reported the total number of occupied-housing units in the City of Casper was 22,794 of which 15,309 were owner-occupied and 7,485 were renter-occupied. The tenure breakdown of the occupied houses was 67.4% owner-occupied and 32.6% renter-occupied. The City of Casper's homeownership rate has been slowly increasing for several years. In 2000 there were 13,616 owner-occupied housing units and 6,727 renter-occupied housing units. This shows a 12.4% increase in owner-occupied housing units and an 11.3% increase in renter-occupied housing units from 2000 to 2010. According to the 2007-2011 CHAS report, the renter-occupied households facing housing problems due to cost burden is slightly lower at 91.8% than the owner-occupied households facing housing problems due to cost burdens at 97.6%. The City has consciously worked with the Wyoming Community Development Authority (WCDA) to facilitate low-income housing developments.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

LMI individuals and families in the City of Casper who are at risk of becoming homeless are characterized by several factors, including a lack of life skills which are the abilities for adaptive and positive behavior that enables a person to deal effectively with the demands and challenges of everyday life. The factors vary greatly depending on social norms and community expectations. A person at risk of himself/herself with a family being homeless can lack the basic decision-making skills that involve critical thinking and values clarification such as: What are my options? What is important to me? How do I FEEL about this? Oftentimes, the stress of interplay between the skills causes a person to exhibit powerful behavioral outcomes, especially when supported by other adverse factors including:

- Addiction – Drug or alcohol
- Lack of education – Scholastic, financial, family
- Generational poverty
- Access to adequate income
- Lack of decent or affordable housing
- Lack of full-time employment

The Community Action Partnership (CAP) reported that mental health, substance abuse and criminal activity are key issues that could propel the individual or family back into homelessness. Often those who have been homeless have an erratic employment history resulting from poor employee skills and life skills, such as not showing up on time, not calling in when sick, lack of appropriate conflict skills, inappropriate attire, and a lack of basic resilience. Seton House reports that families at imminent risk of

returning to a shelter or being unsheltered site the factors listed above as well as the high cost of daycare and availability.

CAP is the agency providing rapid-rehousing services in the City of Casper. They report that the needs of rapidly rehoused individuals is budgeting assistance; however, this often cannot help that much in that they are not earning a livable wage based on their family size. If an unexpected emergency or event happens such as sudden medical bills, car repairs, etc., it can throw the family back into a financial crisis.

Persons nearing the termination of assistance are facing issues such as the lack of affordable housing, too much sub-standard housing and an inadequate housing supply in general.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Casper does not provide estimates of the numbers of the at-risk population. The City, along with local agencies, collaborate in giving aid to the homeless and discussing the numbers of the at-risk persons requesting assistance, who are considered to make up the homeless and LMI population, and how to best serve their needs. The Homeless Collaborative members, along with many volunteers, participate in the annual Point-In-Time count. The 2015 numbers for Natrona County, where the City of Casper is located, are higher in sheltered and unsheltered counts than last year. The State has completed "Wyoming's Road Home", a ten-year Plan to combat homelessness that, through a collaborative effort in all entities in the state, is hoped to greatly reduce homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Many housing characteristics that have been linked with instability and an increased risk of homelessness have been listed in the sections above.

Other characteristics linked with instability and increased risk of homelessness are:

- Wages in service-type employment in Casper are too low to keep up with rent or house payments without outside assistance sources.
- Long waiting lists for public housing. The Casper Housing Authority has an average waiting list of 400 people per month.
- Cost burden for renters as well as owners.
- Loss of employment. The City has seen a great increase in unemployment numbers due to many large companies closing in the past year with the energy slowdown.

Discussion

The data show that there is a high percentage of renter households that have a cost burden between greater than 30% and a significant percentage that have a cost burden greater than 50%. The City's population has been steadily increasing. According to the ACS 2008-2010 and 2011-2013 report, the population in the City of Casper has increased by 5.4% over the past five years. The City's affordable housing stock has not increased comparably and household size has consequently increased. It currently stands at 2.39 persons per household. The increase in population and lower increase in the supply of new housing increases demand for housing units, leading to increased rents and overcrowding. Casper has a large amount of older housing stock with 72% of the existing housing units built pre-1939 through 1970 (2009-2013 ACS). The City has, and continues to, support the development of new housing, including affordable housing. The fully developed nature of the city makes developing new housing slower, due to higher costs and land assemblage problems. Oftentimes, developing parcels can unfortunately also lead to displacement of existing households. The City has responded to the need for more housing by supporting the development of new market rate housing to increase the overall supply of housing, by supporting the development of new affordable housing to address the cost burden issue directly, by supporting affordable senior citizen housing, and developing supportive needs housing to address the needs of the homeless population. The need exists for additional rental assistance programs to address the housing cost burden and the significant waiting list for rental assistance vouchers through the Casper Housing Authority. However, limits on federal funding severely constrain the number of additional rental assistance vouchers available nationally. This constrains Casper's ability to expand the pool of available vouchers to address the voucher waiting list and the larger cost burden situation.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The 2010 U.S. Census reported the population of Casper was 55,316. The population grew over 11.4% in the decade from 2000 to 2010, which increased the demand for housing within the City. The population reported in the 2013 U.S. Census Bureau estimate report was up to 59,628 which is an additional 7.8% increase from 2010, and made the need for new housing stock even greater. The makeup of the population in the City of Casper is predominantly white, non-Hispanic persons, however, the make-up of the City has changed in the past five years as more Hispanic immigrants took residence within the municipality. According to the 2009-2013 ACS, the overall racial composition of the population in Casper is as follows:

- White Non-Hispanic - 87.2%
- Black/African American Non-Hispanic - 0.9%
- American Indian/Alaskan Native - 0.6%
- Asian or Pacific Islander - 0.8%
- Other Non-Hispanic (other, 2+ races) - 2.8%
- Hispanic, Any Race - 7.7%

The percentage of households with housing problems for each racial and ethnic category in the three AMI income strata were compared to their percentage of each racial and ethnic category in the overall city population to identify any racial or ethnic group in each income strata that may have a disproportionate need. Only one race composition class was identified as having greater than 5% more of the population having a housing problem than that group's portion of the overall population: Whites in the 50%-80% AMI strata. The disproportionate number of White households with housing problems in the low income strata may reflect the large number of White persons within the Casper population. The neighborhoods in the central core and northern parts of the city have the highest reported levels of poverty and LMI households. No groups were identified as having greater than 10% more of the population having a housing problem than that group's portion of the overall population.

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0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,570	455	90
White	1,375	375	60
Black / African American	10	0	10
Asian	0	0	0
American Indian, Alaska Native	35	10	10
Pacific Islander	0	0	0
Hispanic	105	15	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,105	1,330	0
White	979	1,225	0
Black / African American	10	40	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,525	3,310	0
White	1,445	2,995	0
Black / African American	0	20	0
Asian	0	40	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	65	220	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	425	2,110	0
White	380	1,900	0
Black / African American	0	30	0
Asian	0	10	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	35	110	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The percentage of population having housing problems is generally reflective of the overall racial and ethnic population distribution in Casper. The data show that cost burden is by far the predominant housing problem and that this problem is occurring across racial and ethnic categories in the LMI population. Low-Income White households are somewhat disproportionately impacted.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section analyzes whether any racial or ethnic groups have a disproportionately greater need related to severe housing problems. As indicated on the Housing Problems and Severe Housing Problems 2007-2011 CHAS chart, the very low-income White population has the highest percentage of Severe Housing Problems, with 1 or more of 4 Severe Housing Problems. The Cost Burden of Severe Housing Problems is indicated to be the highest in Renter Occupied Housing according to the 2009-2013 ACS Survey.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,135	890	90
White	1,000	750	60
Black / African American	10	0	10
Asian	0	0	0
American Indian, Alaska Native	15	30	10
Pacific Islander	0	0	0
Hispanic	60	55	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	490	1,940	0
White	445	1,760	0
Black / African American	10	40	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	110	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	245	4,590	0
White	205	4,235	0
Black / African American	0	20	0
Asian	0	40	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	25	260	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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80%-100% of Area Median Income

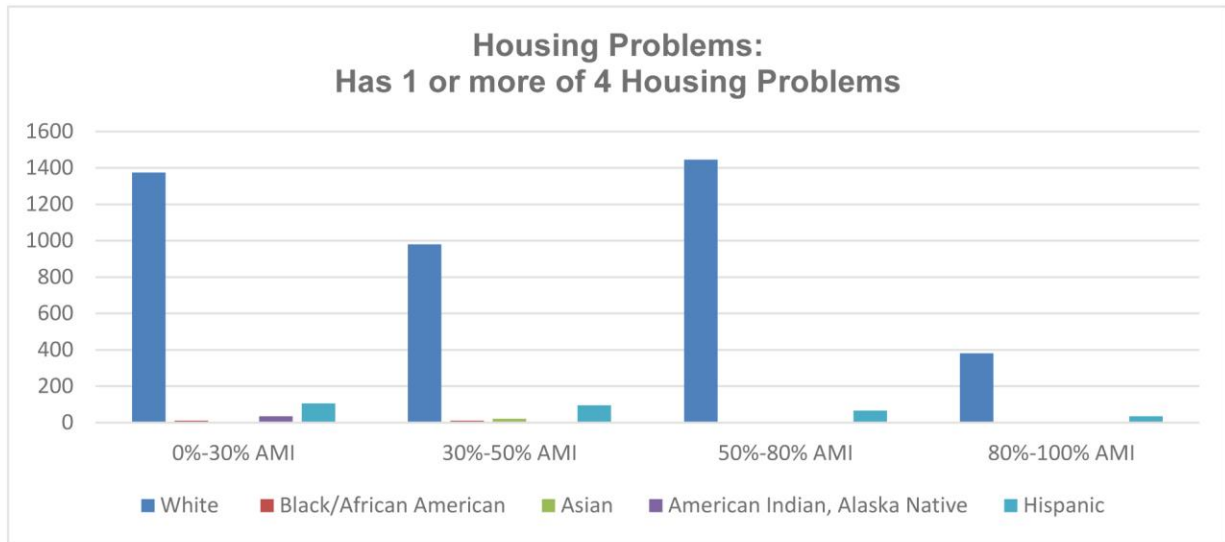
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50	2,490	0
White	50	2,235	0
Black / African American	0	30	0
Asian	0	10	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	0	145	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

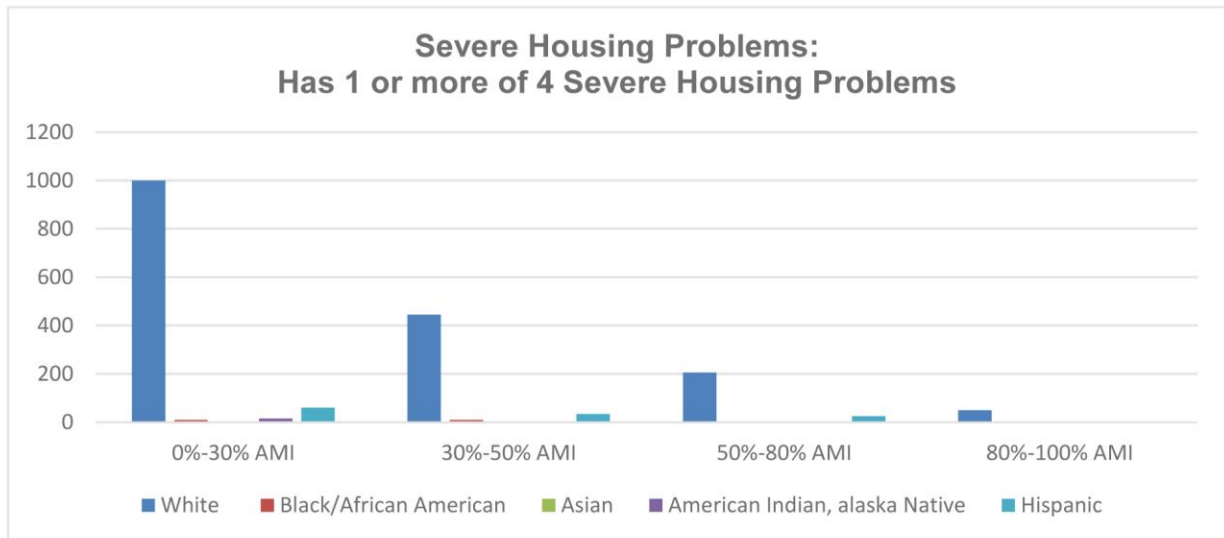
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%



Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Figure 1 - Housing Problems and Severe Housing Problems

Housing Problems/Severe Housing Problems

Discussion

The data show that Whites in the 0%-30% AMI income strata experience a disproportionately greater percentage of severe housing problems. As stated previously, the disproportionate impact in the White population may reflect the significant presence of the number of White persons in the Casper population. As discussed above and below, most housing problems and severe housing problems are related to cost burden. Numbers 1, 2, and 3 of the four severe housing problems have extremely low percentages and little impact in the Casper population.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As previously discussed, Housing Cost Burden is the predominant housing problem in the City of Casper.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,295	2,740	1,790	90
White	15,940	2,955	1,625	60
Black / African American	140	0	20	10
Asian	105	20	0	0
American Indian, Alaska Native	130	20	15	10
Pacific Islander	0	0	0	0
Hispanic	800	200	85	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Housing cost burden is the dominant housing issue in the City of Casper. The high cost burden is related to the growing population in the City and the lag behind that growth for developing new area median income housing and affordable housing units. The cost of rental housing is exacerbated due to the lack of availability of rental units in the city. The high demand for rental units triggered the cost to increase with the demand. The City continues to encourage the development of new units at relatively high densities to reduce the per-unit cost of development and supports the development of affordable housing units and the provision of rental assistance vouchers.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The White population experiences a disproportionately greater need in all three categories with the highest need showing in the 50%-80% AMI income strata in Housing Problems data and the highest need in the 30%-50% AMI income strata in the Severe Housing Problems data. The next highest population showing a slight disproportionate difference at 5% in the Severe Housing Problem category of 50%-80% AMI income strata according to 2007-2011 CHAS Data Source is the Hispanic population.

If they have needs not identified above, what are those needs?

There are no unidentified needs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The majority of areas according to the Community Planning and Development (CPD) Mapping resource are predominantly White populated throughout the city. The Hispanic population is in mixed neighborhoods throughout the city with no specific area recording large numbers of persons. The Black/African American population has a large presence throughout the North side of Casper. American Indian, Asian and other races are present in low numbers and are not located in any specific area.

NA-35 Public Housing – 91.205(b)

Introduction

The Casper Housing Authority's Vision is to create dynamic communities where people thrive. The Casper Housing Authority's Mission is to provide quality affordable housing that is well integrated into the fabric of neighborhood's and serves as a foundation to improve lives and advance resident independence. The agency known today as the Housing Authority – City of Casper (dba Casper Housing Authority) was established in July of 1971 through a resolution passed by the City Council of the City of Casper relative to the Public Housing Act, Chapter 205 of the 1971 Wyoming Session Laws. The purpose was to establish an agency to address the shortage of safe, sanitary, and affordable housing for persons of low income. Another resolution was passed in 1973 authorizing Casper Housing Authority the right and power to hold title to real property with the consent of City Council. In late 2013, a new Executive Director was hired. CHA is governed by a 5 member Board of Commissioners, appointed by the City Council of the City of Casper and one City Council Liaison. The organization consists of a Housing Programs Team, a Public Housing and Maintenance Team, and a Client Relations Team.

The Casper Housing Authority (CHA) owns seventy five units in the Public Housing program which are considered scattered sites. They include apartments, townhomes, duplex and fourplexes and single family homes located throughout the City of Casper. They come in a range of bedroom sizes and accessibility accommodations. CHA works with a local landlord that manages sixteen single room efficiencies in Casper. CHA also manages eighteen 202 Vouchers attached to the Windy City Group Homes. These are specific for elderly and/or disabled single persons. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VASH Coordinator handles the interest list for the 30 VASH Vouchers. There are over 879 households on the waiting list for housing.

The CHA purchased an old, condemned apartment building in 2013 in the center of downtown Casper. This 60,000 square foot building is planned to begin renovation followed by construction in the summer of 2015. The name of the 50 to 60 mixed income unit development is Centre Pointe.

CHA currently is the City of Casper Property Management agency for LifeSteps Campus. The campus originally housed the State of Wyoming Children's Home/Orphanage. It was the site for University of Wyoming classes for several years, and then was turned into a public housing site.

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There are currently 22 Transitional Housing units on the campus that Community Action Partnership manages in coordination with CHA overseeing the campus. Planning for additional housing units is underway as well as many updates and repairs being done to bring the campus into an up-to-date appealing and comfortable place to reside.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	16	69	466	0	466	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	7,589	13,393	11,604	0	11,604	0	0	0
Average length of stay	0	2	3	4	0	4	0	0	0

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	1	3	1	0	1	0	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	4	157	0	157	0	0
# of Disabled Families	0	7	19	185	0	185	0	0
# of Families requesting accessibility features	0	16	69	466	0	466	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	16	61	447	0	447	0	0	0

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Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	4	10	0	10	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	4	8	0	8	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	7	22	0	22	0	0	0
Not Hispanic	0	15	62	444	0	444	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing tenants range from a zero-bedroom efficiency unit to a multi-bedroom apartment or house, depending on the individual or size of the family needing assistance. The needs can be for one-level units or for fully ADA compatible units. Applicants are asked for all of this information upon their interview for housing needs so that a unit that is acceptable for their needs when available can be provided.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of April 2015, the CHA had a waiting list of 879 households needing housing assistance. The type of families on the waiting list varies from single-parent with no children, to a single parent with at least one child family, to a one- or two-parent family with one or more children. All persons on the waiting list are qualified as eligible, low-income residents. CHA is a "Standard Performer" as indicated by the Public Housing Assessment System (PHAS) Score Report administered by the HUD Real Estate Assessment Center (REAC) with a score of 87 out of a possible 100.

The most immediate needs of residents of Public Housing and Housing Choice sites are affordable rent and deposit assistance, access to higher paying jobs, job training, transportation assistance, affordable, safe daycare, more affordable education and a clear path to self-sufficiency.

A complete listing of all CHA Public Housing properties is provided in section MA-25.

How do these needs compare to the housing needs of the population at large

The needs of residents in public and assisted housing are comparable to the needs of the LMI population at large.

Discussion

In addition to the 75 Public Housing units, the CHA administers 499 Housing Choice Vouchers and 30 VASH Vouchers. In FY 2014 the CHA received \$2,206,487.00 in Section 8 HAP funds. The CHA's payment standard for its program vouchers are based on rents at 110% of the Fair Market rents (FMR) for the area. Based on 100% of the 2014 FMR for Natrona County, the monthly unit FMRs would be as follows:

- 0 BR 1BR 2BR 3BR 4BR
- \$500 \$572 \$757 \$1115 \$1325

The CHA will continue to look for ways to develop mixed-income affordable housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Each year, a complete Point-in-Time (PIT) count of the homeless population is conducted in Natrona County. This is a snapshot of homelessness in the community. The PIT was performed in Wyoming in 2014 on January 22nd. The goal of the PIT count is to identify the number of homeless people at a given point in time, and to collect demographic and other information about those who are homeless to be used to develop effective plans to address and end homelessness. The PIT counts provide numbers of sheltered and unsheltered persons experiencing homelessness on a single night.

Results are provided by household type (individuals, families and child-only households), and are further broken down by subpopulation categories, such as homeless veterans and people who are chronically homeless. On the night of January 22nd, 2014, a total of 511 households, including 757 persons, were experiencing homelessness in Wyoming, according to the 2014 Point-In-Time Count.

The total homeless numbers in Wyoming in the last five years have gone from a total of 579 in 2010, then rose significantly in 2011 and 2012 to 1038 and 1813 respectively and then decreased down to 953 in 2013 and as reported above, down 26% from that to 757 in 2014. The data show a decreasing trend occurring in the homeless population overall in the state. Local data was not yet available from the 2015 PIT count to include in this Plan.

Indicate if the homeless population is: All Rural Homeless

PUBLIC HEARING DRAFT 6/16/2015

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	13	76	131	0	0	0
Persons in Households with Only Children	2	6	22	0	0	0
Persons in Households with Only Adults	101	313	454	0	0	0
Chronically Homeless Individuals	19	86	163	0	0	0
Chronically Homeless Families	21	18	31	0	0	0
Veterans	21	95	162	0	0	0
Unaccompanied Youth	2	6	29	0	0	0
Persons with HIV	0	1	1	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

PUBLIC HEARING DRAFT 6/16/2015

In Natrona County, the 2014 PIT Count results are as follows:

Sheltered: 92

Unsheltered: 42

Subpopulations of the **Unsheltered** Homeless are:

- Staying in a Vehicle: 20
- Staying in an abandoned building: 7
- Staying outdoors: 15

Gender

- Female: 18
- Male: 24

Age

- Under 18: 4
- 18-24: 7
- 25+: 31

Race

- American Indian: 10
- Black or African American: 1
- Other Race: 6

PUBLIC HEARING DRAFT 6/16/2015

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The definition of a chronically homeless person as defined by HUD CFR 91.5 includes:

- “Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
- Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years, where each homeless occasion was at least 15 days; and
- Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability; ...”

The chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, which are housed by the Housing First project, Transitional Housing, Seton House, and Central Wyoming Rescue Mission, have similar characteristics. The individuals often suffer from a disabling condition of mental health or substance abuse issues within the family. An issue usually with the chronically homeless is a lack of effective life skills, especially in connection to employer expectations. Many of the women and children are escaping domestic violence or have been abandoned by the fathers who returned to their home states after the boom. Unaccompanied youth typically have a dysfunctional family with one or both parents being incarcerated, substance abusers, or having mental health issues. Unaccompanied youth are unfortunately victims of sexual abuse as they are taken advantage of by older individuals who offer some stability, which is appealing due to their lack of options.

Once they are on the streets, even for a short time, the lack of health care leads to serious issues. Many of these homeless individuals have to undergo surgeries for deferred issues. All believe that the ER will take care of chronic issues, while the opposite is true. The ER is there to stabilize the symptoms and refer the patient to a Doctor for further treatment, which seldom is available to the homeless or their children.

PUBLIC HEARING DRAFT 6/16/2015

NCSD reported, last school year, that they identified 402 Homeless Children in the District, 52 of which were in kindergarten. Most of the Homeless families are 1 parent households, led by the Mother, who often does not possess job skills or the ability to successfully manage a budget.

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	25
Black or African American	0	1
Asian	0	6
American Indian or Alaska Native	0	10
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	8
Not Hispanic	0	34

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Casper Housing Authority has enough housing for 1% of the population of the City of Casper, while the poverty rate is 9.1% or 5,426 individuals. The need for working families and those in the 110% to 150% of the poverty level is not included in these numbers and clearly underserved. 10% of Casper's population is Veterans, 4,571 individuals.

In Casper, in March, April and May of 2015, the Southwest Wyoming-Recovery Services Programs Supportive Services for Veteran Families (SW-WRAP SSVF), has actively served 74 literally homeless veteran households and 72 veteran households that were in imminent danger of losing their homes. Assistance has been given for deposits, rent, transportation repair, utility payments, moving costs, child care, and some emergent needs. The agency has also connected veteran households to employment, budgeting, the VA for multiple services, housing vouchers, SSI/SSDI, and benefits awarded our veterans, among other miscellaneous needs. Finding homes continues to be a challenge.

CHA has 30 VASH Vouchers for Veterans and their families. Many smaller neighboring communities send people to Casper for assistance but discover the City's limited supply of services and vouchers have been exhausted.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Homeless population is a reflection of the City racial and ethnic group populations. In a service report for CSBG funding, Community Action Partnership reports the racial breakdown was as follows: 78% white, 8% Black or African American, 2% American Indian or Alaska Native, 1% Asian, 2% Native

Hawaiian or Other Pacific Islander, 8% Other, and 1% Multi Race. 93% identified themselves as Non-Hispanic and 7% identified as Hispanic (source unknown). This data differs slightly from the ethnic group populations data supplied by HUD earlier in the report.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Individuals and families were categorized as “homeless” if their housing status meets the definition for homeless at 24 CFR 91.5 on the night of the PIT count. Homeless individuals and families are further categorized as “sheltered” and “unsheltered” as described below:

Sheltered, or “living in a supervised publicly or privately operated shelter designated to provide a temporary living arrangement, including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations, or by federal, state, or local government programs for low income individuals”.

Unsheltered, “with a primary nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camp ground.”

According to the Casper Housing Authority, the system is completely broken down by the chronically homeless who are utilizing most of the services and available beds. Once the family has exhausted the resources of family and friends and is truly on the street, it is very difficult to bring them back into society. The children begin to suffer in school and face food insecurity, behavioral, mental health and a host of medical issues.

Discussion:

Various other social service agencies in the City provide housing for the homeless under specific guidelines and structures.

Seton House allows homeless, single parents with children to stay in their properties. They operate 11 buildings and 30 apartments. On average they serve 33 parents and 64 children. Men or women are eligible to stay, but must have at least one child with them at least four days per week. Married couples with or without children, or single persons without children, are not eligible for housing at Seton House. Family Support Services programs available include parenting and self-sufficiency classes, and basic instruction in life skills such as budgeting, empowerment, hygiene, and health and nutrition classes along with GED preparation, job skills and computer literacy. Programs available for children include one-on-one tutoring, computer literacy, homework lab, life skills, coping skills, self-esteem building and creative therapies. Families can stay at Seton House up to 2 years as long as they are making progress towards self-sufficiency.

The Central Wyoming Rescue Mission (CWRM) is Casper’s local mission for men and women. Anyone over 18 years of age is eligible to stay there. They operate 7 buildings including one detox unit. On

average, they serve 70 persons per month and since July of 2014 have served 779 persons. Men or women are eligible to stay as there are separate facilities for each. Meals, showers, phone use, and beds are available at the mission. Educational and spiritual services are also available.

The Women's Cold Weather Shelter opened two years ago on LifeSteps Campus. CAP and the CWRM operate the program. The shelter is open from— October or November, whichever is deemed dangerously cold enough to make it necessary, and closes in March or April – again, whichever is deemed dangerously cold enough to remain open. 73 women and children were served since July of 2014.

The number of bed stays since July of 2014 at the Mission and the Cold Weather Shelter were 17088.

The Self Help Center has an emergency housing program for victims of domestic violence. This is a short-term housing program for women and children. They also operate the Turning Point, a transitional housing program that provides long term housing and services for up to two years for women and children. The Center also operates McKinley House, a house that has nine single rooms for men including veterans. Case management is provided and a small monthly rental fee is charged once the men are stable and working. Other programs include outpatient substance abuse groups and abuser's re-education groups. The groups are offered for a small fee and open to the public as well. Including assistance on the hot line, the main office, groups and all of the houses, an average of 400 people per month are served. Since July of 2014 4,700 people have been assisted.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following narratives describe the special needs assessment of the population in Casper who are not homeless.

Describe the characteristics of special needs populations in your community:

There are several categories of people with special needs who are not homeless or chronically homeless in the City of Casper. The special needs characteristics include, but are not limited to: elderly persons (62 years and older), frail elderly persons (needing assistance with basic daily living), persons with mental, physical, and/or developmental disabilities, persons with substance abuse addictions, and victims of domestic violence.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs of the special needs population are comparable to the needs of the homeless population as discussed previously. The known needs include but are not limited to: affordable housing (rent or house payments), credit issues to obtain affordable housing, free or low-cost health care (physical and dental), employment opportunities, reliable transportation and life skills training and assistance programs. The needs are determined typically as family members of the special needs persons seek assistance with the local programs that offer the required supportive services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The PIT Count for 2014 in the City of Casper showed no persons with HIV/AIDS. The PIT count for Natrona County showed one person listed as homeless.

There is no specific program in place that provides services only to persons with HIV/AIDS. Public housing agencies in the community cannot ask whether a person has HIV/AIDS. It is possible that a person who has HIV/AIDS could be residing in the supportive housing programs. The person(s) or their families would not be treated any differently by the agency overseeing the program if that information was known in observance of the Fair Housing Act.

Discussion:

One agency in the City of Casper dealing with the non-homeless population with special needs is NOWCAP Services. This agency provides subsidized supportive housing for physically and mentally disabled residents through HUD. All housing units the agency owns or oversees are ADA compliant. NOWCAP also provides professional vocational assessments to determine each individual's specific needs. Services provided include: Life skills training, employment training and development with job coaches, rehabilitation services along with others. NOWCAP has programs focused on employing those involved with their programs. NOWCAP has an electronics recycling program where the public can bring electronics to be repaired and recycled, an antique refinishing program, and a program called Opportunity Source that is specific employment training. Some of their residents are employed at their Ability One program which provides custodial services in the community, The Campground Maintenance program at BLM sites, and at Cuppa Joe, a coffee/snack business in Casper.

I-REACH 2, Inc. provides individualized, innovative, therapeutic day services to adults with developmental disabilities and brain injuries. This program provides day-habilitation services designed to give an individual an opportunity to learn and practice life skills. They offer in-house piece work positions at Felgoodies, a breakfast and lunch deli-type shop open to the public, as well as other community employment and volunteer opportunities. Job Coaches shadow and assist all individuals working in competitive community employment positions at local businesses.

The Arc of Natrona County is a non-profit organization in Casper that is committed to securing for all people with developmental disabilities, the opportunity to choose and realize the goals of where and how they learn, live, work and play. The Arc of Natrona County facilitates assessment of need for: Speech, Occupational Therapy, Physical Therapy, Psychological, Vision Therapy and Evaluation, Specialized Equipment, and Home Modifications. They provide an after school and summer program for children ages birth to 21 years of age. They are based out of the Arc offices, and then reach into the community for inclusive activities with other organizations. The Arc of Natrona County informs and educates the community about developmental disabilities by speaking at local businesses, as well as public awareness through media outlets. They offer a weeklong day camp on Casper Mountain in early August of each year. The camp provides outdoor activities, games, crafts, horseback riding, petting zoo and numerous other activities. The camp is all-inclusive with many opportunities for social interaction, learning experiences and more.

These are three of the main agencies in the City that provide supportive services to the non-homeless population with special needs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

As stated in the Basically CDBG for Entitlements, Chapter 6.1, it states: "In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public." Facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled are listed as some of the eligible types of facilities to improve. Additional facilities to include in this list would be senior centers, youth centers, childcare centers, health facilities and facilities for special needs populations.

How were these needs determined?

According to information regarding all of the above facilities listed, they all have waiting lists at all times. While assistance is needed in all of the listed facilities for improvements, rehabilitation and new additions, the funding is not such that it would be possible. The City's attention involving public facilities will be focused on facilities for the homeless, domestic violence shelters, group homes for the disabled, facilities for special needs populations and childcare centers. Most of these facilities are older and have not had significant improvements in some time.

Describe the jurisdiction's need for Public Improvements:

Improvements are needed to make neighborhoods in all areas healthier environments for living, including improving general neighborhood safety, pedestrian/cyclist safety, improved access to healthy foods and healthcare. Current public improvement projects include:

- Sidewalks and parking lot improvements in public housing neighborhoods
- Landscaping and aged sidewalk replacement around Centre Pointe
- ADA upgrades

How were these needs determined?

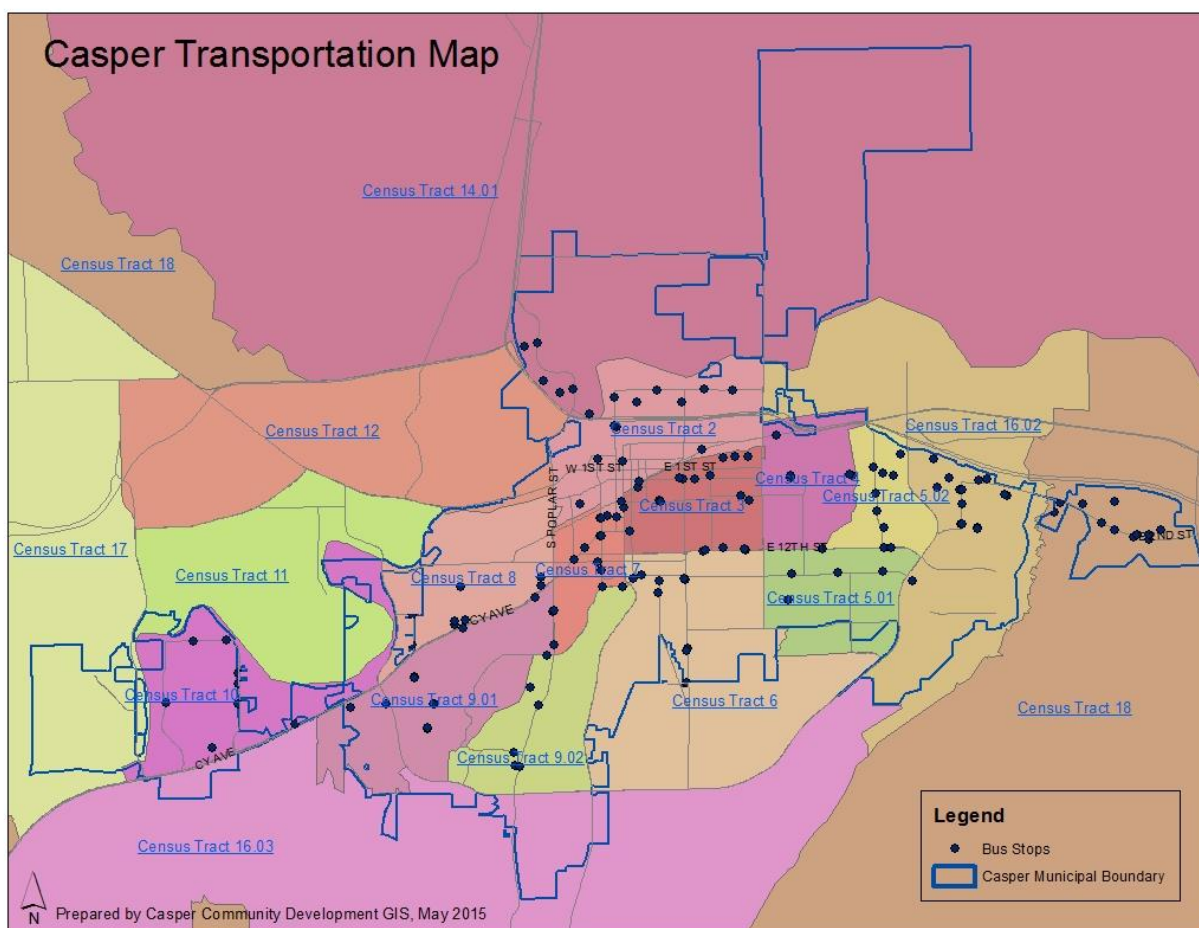
Needs were determined based on regular consulting with the agencies that are involved with the public properties. They have expressed the need for safe passage of the local residents on public walkways and driveways. The concerns for assistance have been noted as requested.

Describe the jurisdiction's need for Public Services:

The primary public service need is for transportation assistance. A large portion of the public depend on the bus system to get to work, medical and other appointments and grocery stores. Additional transit stops and routes are needed.

How were these needs determined?

The need was determined based on the requests and listed needs in public comments and in personal consultations with the public as they continually request additional transportation assistance. Subsidized ticket and token programs are requested to be continued as well as increased stops per bus stop. The funding for subsidized tickets and tokens being fully utilized annually is an additional indicator of need.



City Bus Stop Locations

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The median household income in the City of Casper, according to the 2007-2011 ACS, is \$53,064. The housing market as shown in Table 1 is dominated by renters for the efficiency or zero bedrooms, 1 bedroom and 2 bedroom homes while the housing market for 3 or more bedroom homes is dominated by owners. The college student population and the immigrant population have a greater need for rental housing due to their greater transiency and lack of resources for qualifying for homeownership. The lack of sufficient availability of rentals causes a greater demand for them which then allows for higher rents to be charged. This makes it difficult for the low income population to afford decent housing.

Housing development has not kept pace with population growth. As discussed earlier, cost burden is the predominant housing problem and household size has increased over the past decades. Cost burden problems and household size increases are related to the lag in developing additional housing units.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following section displays the number, type, tenure and size of housing in Casper. Single family homes are the highest percentage of housing units in the city, while the remaining 27% of housing units are multi-unit housing, leaving still 4% of the population calling a mobile home, boat, camper or vehicle, home.

The highest percentage of renters live in 2 bedroom units and the highest percentage of owner occupied housing units have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,947	73%
1-unit, attached structure	702	3%
2-4 units	1,963	8%
5-19 units	1,418	6%
20 or more units	1,700	7%
Mobile Home, boat, RV, van, etc	903	4%
Total	24,633	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	130	2%
1 bedroom	153	1%	1,880	26%
2 bedrooms	2,338	16%	3,125	43%
3 or more bedrooms	12,500	83%	2,199	30%
Total	15,006	100%	7,334	101%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Casper provides various federal, state, and local programs to help assist homeless or LMI individuals and families. The Casper Housing Authority (CHA) serves low-income residents through two forms of housing subsidy: public housing units and housing choice vouchers (formerly known as Section 8

housing). The public housing program provides rental units with rents generally set at 30% of the qualified tenant's income. These units include units both owned and managed by the Authority, and other units that are privately owned and managed with rent subsidies administered by the Authority. The Housing Choice voucher program helps eligible families afford safe, sanitary and decent housing to live by paying a portion of the rent directly to the property owners. Tenants generally pay 30% of their income for rent. Most vouchers are attached to the tenant, not the unit, and can be retained by qualified tenants after residing a year in a unit, and used elsewhere for rental assistance. CHA also operates a multi-unit home with 6 rooms on LifeSteps Campus for Housing First. The tenants will pay a portion of their income when or if they get an income.

Community Action Partnership (CAP) provides housing for LMI or homeless persons in their 22 Transitional Housing units on the LifeSteps Campus where the tenants pay 30% of their income for rent. This program is expected to be converted to a Permanent Supportive Housing program in the upcoming year.

Seton House provides supportive housing for single parents with children in their 30 apartments. In their self-sufficiency program, the tenants pay 15% of their income in rent and participate in a mandatory savings program with another 15% of their income.

The Self Help Center as discussed earlier in the Plan, provides housing for victims of domestic violence. Women or men staying in the shelter stay for the first month free to become stabilized, and then are required to pay 10% of their income the second month, 20% the third month, and 30% for the fourth month on. If the person is unemployed upon entry, they are required to seek employment as part of the program.

The Central Wyoming Rescue Mission provides housing for the homeless in the city and does not charge fees for persons staying in their buildings, but does require participation in the Mission's programs. The Mission has funding from many different sources – government, local and private.

The Youth Crisis Center which houses youth from infancy to 18 years of age is a State subsidized program. There are no income level requirements. There are no charges to the youth there. Youth in the group home are court-ordered, kids in crisis, or walk-ins.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At this time, there are no anticipated losses expected in the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not meet the needs of the population in Casper. Cost burden has been previously cited as the predominant housing problem. Additionally, housing development has lagged behind population growth. These two factors create a need for additional affordable housing in the City.

Describe the need for specific types of housing:

The City has a need for both additional rental and ownership housing. Additional rental housing is needed to help address cost burden and overcrowding issues. Affordable rentals are in particular need, but expansion of the rental housing through either affordable or market units will help meet unmet rental housing needs by increasing the supply of housing.

Additionally, affordable ownership housing is needed to encourage greater stability in neighborhoods. The prices of the new housing units are not such that a low- or even medium- income resident could afford to purchase them. According to the April 2015 Multiple Listing Service report, the average list price for a home is \$270,692 and the average sales price for a home is \$232,801. Moderately priced market housing needs to be developed.

Discussion

The total number of occupied housing units in Casper, as reported by the 2010 U.S. Census Bureau, is 22,794. 67% of the homes are owner-occupied and 33% renter-occupied. In owner-occupied housing, householders aged 15-64 years occupy 8,734 properties and householders 65 and over occupy 1,548 properties. In the rental-occupied housing, householders aged 15-64 years occupy 3,189 properties and householders over 65 occupy 200 of the properties. Additional low-income and senior housing is needed.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables show the cost of both owner and renter housing in the City of Casper.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	83,100	180,800	118%
Median Contract Rent	358	631	76%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,239	30.5%
\$500-999	3,842	52.4%
\$1,000-1,499	863	11.8%
\$1,500-1,999	180	2.5%
\$2,000 or more	210	2.9%
Total	7,334	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	685	No Data
50% HAMFI	2,225	610
80% HAMFI	4,865	3,769
100% HAMFI	No Data	5,909
Total	7,775	10,288

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

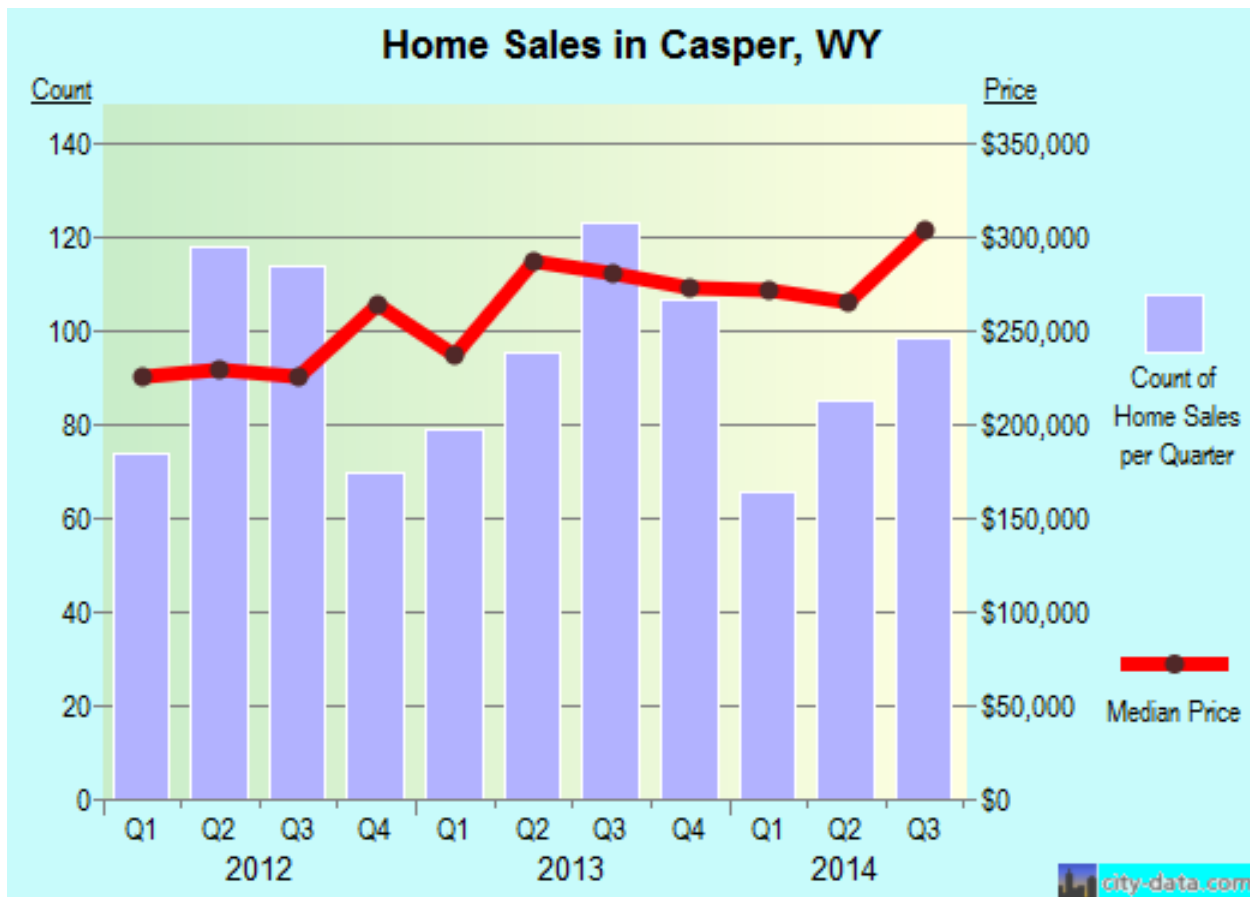
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	500	572	757	1,115	1,325
High HOME Rent	500	572	757	1,115	1,325
Low HOME Rent	500	572	757	973	1,086

Table 32 – Monthly Rent

Data Source Comments:



Average List Prices



Home Sales

Is there sufficient housing for households at all income levels?

There is not a sufficient amount of decent affordable units in Casper to meet identified housing needs. This assessment was made based on the number of overcrowding and cost burden problems addressed throughout the Consolidated Plan.

How is affordability of housing likely to change considering changes to home values and/or rents?

As you can see in the preceding chart, information from the Wyoming Multiple Listing Service shows the list prices in Casper over the last year. Although list prices dropped significantly in September through November, just to rise again, they were still not in an affordable housing price range for low income buyers to be able to purchase a home. The three-year data show a similar trend. The charts show that the prices have remained fairly consistent and it would be expected that they will continue. With the housing market's prices high for sales, the rental market is expected to remain high as well. Due to the inability for low income persons to purchase homes, they must rent. Due to the demand for rental units, and the short supply, higher rents are charged.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market and High HOME Market rent amounts are fairly comparable to the City. The Low HOME rent amounts are lower than what is being charged. The previous data show that cost burden is the common problem for Casper rental households. Rent amounts are in the correct range for Fair Market Rent charges, but income amounts are low. Per capita income in 2013 according to the ACS one-year survey is \$29,916. The average number of persons per household in 2009-2013 was 2.40 putting the family in the 30%-50% Very Low Income Limit range.

Discussion

Cost burden issues are an issue in all LMI income strata. The City intends to continue its strategies to develop affordable housing projects for the general public as well as for senior citizens that offer units that offer units affordable at different LMI income strata.

The City will continue to assist in rehabilitation projects in the LMI single and multi-unit housing stock as funds allow.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following narrative descriptions and tables describe the condition of Casper's housing market analysis and its condition of housing.

Definitions

The City of Casper agrees with HUD's definition of "Substandard Housing" which is a dwelling unit that is either dilapidated or unsafe, thus endangering the health and safety of the occupant, or that does not have adequate plumbing or heating facilities. A property in this condition would be evaluated to determine if repairs are possible to bring it up to a safe, suitable housing unit. If the unit is past the point of repair to return it to a safe suitable condition, it may be considered for demolition on a spot slum and blight basis. The City further agrees with the definition for "Severely Inadequate Housing" which refers to units having one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance. Both of these conditions could warrant possible repair assistance to a homeowner qualifying as a low-income eligible person.

"Substandard Condition but Suitable For Rehabilitation" would be defined as the condition of a dwelling unit that does not meet standard conditions but is both financially and structurally feasible for rehabilitation. If the homeowner qualifies as an eligible low-income owner the property would be evaluated for possible rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,309	15%	2,654	36%
With two selected Conditions	0	0%	128	2%
With three selected Conditions	14	0%	40	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,683	85%	4,512	62%
Total	15,006	100%	7,334	101%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,694	11%	754	10%
1980-1999	2,310	15%	1,710	23%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	8,689	58%	3,831	52%
Before 1950	2,313	15%	1,039	14%
Total	15,006	99%	7,334	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

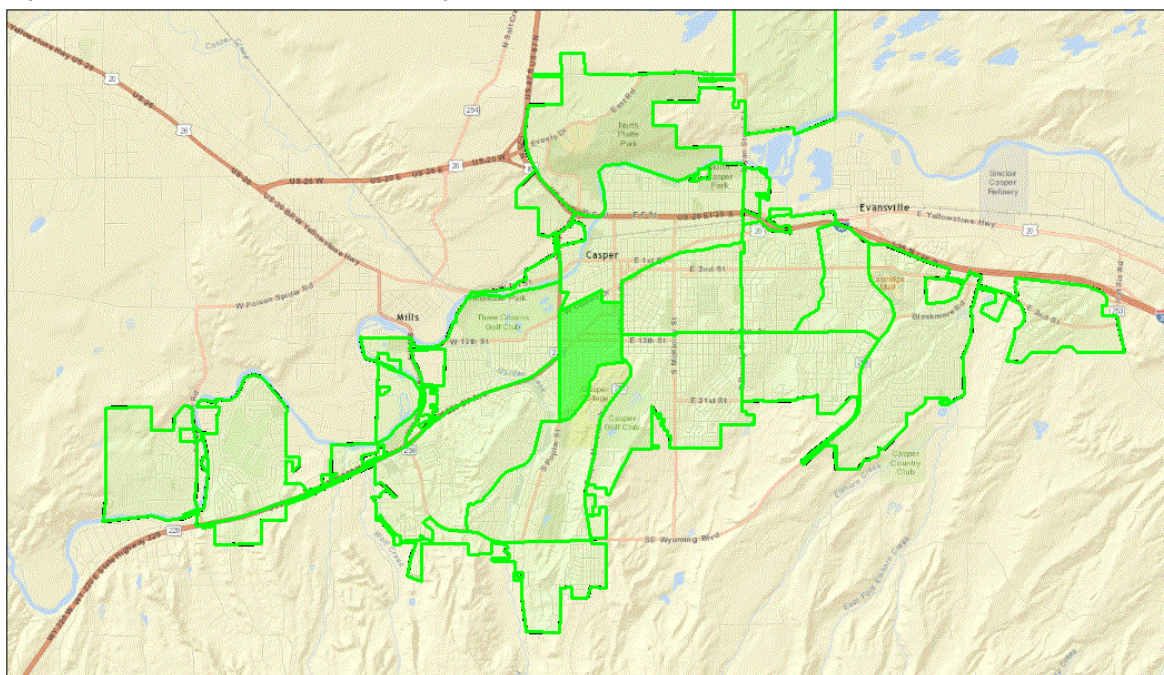
Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,002	73%	4,870	66%
Housing Units build before 1980 with children present	664	4%	490	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

D Maps Census Tract 700, 82.59% built pre-1949 - Consolidated Plan and Continuum of Care Planning Tool



June 6, 2015
 Override 1
 Override 1

1:100,309
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps Census Tract 700, 82.59% built pre-1949 - Consolidated Plan and Continuum of Care Planning Tool

	Tract	▲	% of owner units built 1949 or earlier	+
1	56025000200		72.53	^
2	56025000300		75.39	
3	56025000400		4.43	
4	56025000501		2.35	
5	56025000502		0.68	
6	56025000600		13.34	
7	56025000700		82.59	
8	56025000800		19.9	
9	56025000901		1.87	
10	56025000902		1.88	
11	56025001000		0.42	
12	56025001100		0	
13	56025001200		0	
14	56025001401		0	
15	56025001602		1.18	
16	56025001603		1.66	
17	56025001700		0	
18	56025001800		0	
▼				

Hide Search Criteria

% of owner units built 1949 or earlier: lies between 0 and 82.59

Result count: 18 out of 18

Pre-1949 Built Owner Units I Tracts

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

According to the 2009-2013 ACS, 72% of the housing units in Casper were built between 1939 or earlier and 1979 with the majority or 35% of these that were built between 1970 and 1979. As the chart above shows, the four tracts with the oldest housing stock, in descending order are: 800, 700, 300, and 200 which would also reflect the areas of greatest need for older home rehabilitation for qualified, low-income homeowners. These would also be the homes with the highest risk of the lead-based paint hazard.

The data indicate 15% of Owner-occupied and 39% of Renter-occupied units have at least one sub-standard condition. The City operates the housing rehabilitation program for owner-occupied dwellings through the CDBG program. The needed repairs are determined upon inspection by a general contractor who submits a scope of work to the City so that the project may be put out for quotes or for the public bidding process. The Housing Initiatives funding can also be utilized in rental units that are part of the Public Housing program.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The U.S. Census Bureau ACS 2009-2013 Report shows data that out of the 23,217 occupied housing units, 15,641 are occupied by homeowners and 7,576 are occupied by renters. It further shows that 72% or 18,363 of the overall properties were constructed prior to 1980. CPD Map data show that a higher percentage of units occupied by renters were built prior to 1980. The data show the four highest percentages of Extremely Low Income (30% HAMFI) renters in the older homes reside in census tracts 200,500,300 and 800 in order of income levels, and the four highest percentages of Very Low Income (50% HAMFI) renters in the older homes reside in Census Tracts 200, 300, 800 and 600 also in order of income levels. 40.64% of the 50% LMI group lives in Census Tract 200. There is no current data showing the specific number of housing units where lead-based-paint hazards exist, or the specific number of units occupied by low or moderate income families where lead-based-paint hazards exist.

Discussion

The City observes all lead-based-paint regulations and takes all precautions necessary when working on a rehabilitation project. It is presumed that any home constructed prior to 1978 contains lead-based-paint. Any rehabilitation project that is done where there will be a disturbance of paint has the paint tested and informs the owner of the dangers of lead-based-paint. A HUD approved booklet is given to the homeowner explaining the hazards and remedies of lead-based-paint. Any home with children under the age of 6 would be encouraged to have the child or children tested at the local health department for lead poisoning. When rehabilitation projects are being conducted involving lead-based-paint, work areas are isolated, and all regulations are followed regarding the removal of the old paint

and application of new safe paint. After a proposed project has been determined to contain lead-based-paint, only certified contractors are allowed to bid and be awarded the project.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Casper Housing Authority owns and manages 75 units of public housing in Casper. The Casper Housing Authority also manages and administers other public housing in the City including housing voucher programs. Other agencies, as described in other sections and below, also manage and administer public housing units. As stated in NA-35, The Casper Housing Authority's Vision is to create dynamic communities where people thrive. The Casper Housing Authority's Mission is to provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	15	75	503	0	503	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Casper Housing Authority's housing units include the following:

Windy City Home (Columbine): Multi-unit home with 9 separate rooms (west side of Casper). Specifically for elderly and/or disabled residents. Within two blocks of a public transit bus stop. All ADA accessible. Built in 1983. The needs are: new siding to add insulation which will make the home more energy efficient and assist with lower heating and cooling costs, landscaping, sidewalks, parking area, and fencing improvements.

Windy City Home (Elk): Multi-unit home with 9 separate rooms (east side of Casper). Specifically for elderly and/or disabled residents. Within two blocks of a public transit bus stop. All accessible. Built in 1983. In 2014 the home received a new roof and new energy efficient windows with CDBG funding assistance. The needs are: new appliances and flooring, kitchen remodel and some basic plumbing repairs, bathroom repairs, and parking area improvements.

Public Housing Buildings: The following sites are located in various areas throughout the city:

8 homes on East “K” Street. These are all ADA sites. Built in 1973. 4 single-room homes and 4 one-bedroom homes. The needs are: roofing, siding, heating units, updated electric wiring, plumbing, fencing improvements.

2 homes on St. John Street. Built in 1973. 1 zero-bedroom room home and 1 one-bedroom home. The needs are: heating units, updated electric wiring, plumbing, roofing and siding.

2 homes on Glenarm Street. Built in 1973. Both three-bedroom homes. The needs are: heating units, updated electric wiring, plumbing, roofing and siding.

2 homes on East “M” Street. Built in 1973. Both two-bedroom homes. The needs are: heating units, updated electric wiring, plumbing, roofing and siding.

8 homes on N. Washington Street. Built in 1973. 2 two-bedroom homes, 4 three-bedroom homes and 2 four-bedroom homes. The needs are: heating units, updated electric wiring, plumbing, roofing and siding.

4 homes on N. Elma Street. Built in 1973. Two units are fully ADA accessible. The other two are ADA accessible from the outside into the inside only. All two-bedroom homes. The needs are: heating units, updated electric wiring, plumbing, roofing and siding. Two units need upgraded to full interior ADA compliance.

10 homes on N. Melrose Street. Built in 1973. 4 two-bedroom homes and 6 three-bedroom homes. The needs are: heating units, updated electric wiring, plumbing, roofing and siding.

24 homes on Provence Court. Built in 1982. 12 two-bedroom homes and 12 three-bedroom homes. One of the three-bedroom units is a partial ADA site needing the bathroom brought up to compliance. The needs are: roofing, plumbing, and landscaping.

There are 15 Scattered Site homes. They range in the year built from 1958 to 1983. 7, three-bedroom homes and 8, four-bedroom homes. The needs of these sites include: roofing, siding, concrete, electrical, plumbing, landscaping and the majority need bathroom and kitchen upgrades.

As previously discussed, the Centre Pointe development, built in 1949, will have between 50 and 60 units, with some ADA units included. This building at 333 East “A” Street in downtown Casper will be fully renovated following asbestos abatement, biological hazard abatement and a complete tear-out. It will be a mixed-income development. The main hub of transit services is within two blocks.

Additionally, the Wyoming Housing Network has seven, low-income apartment complexes that together have 277 units in good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority for the City of Casper	88

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As described above, most of the units are older housing stock and are in need of a number of capital improvements including, but not limited to: exterior and interior building repairs, fencing repairs/replacement, plumbing and electrical upgrades, heating/mechanical upgrades and repairs, roofing repairs/replacement and various site work repairs and upgrades.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As funding allows, units are improved on a priority basis. The Casper Housing Authority seeks additional grant opportunities regularly to obtain funding for the public housing units they oversee. The City works with the local agencies to provide assistance through funds allocated through the CDBG Housing Initiatives and Emergency Repair activities, depending on the type of need of the project. Since the CDBG funds are allocated in several different activities and there is not a large amount available to the public housing agencies, they leverage the CDBG funds to seek other sources of income to improve the housing and provide programming for their tenants.

Discussion:

As previously discussed in detail, in section NA-40, there are various other social service agencies that also provide public housing. They are: Seton House, Central Wyoming Rescue Mission, and the Self Help Center, which also operates The McKinley House.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The specific agencies serving the homeless population in the City of Casper are the Central Wyoming Rescue Mission, Self Help Center, Casper Housing Authority, Seton House and the Community Action Partnership. The Central Wyoming Rescue Mission has buildings to house 99 men or women. Children are permitted in the Women's shelter if they are related to the woman and are under 18. The Self Help Center has two housing buildings, one for 13 women and their children and one building for 9 single men, Casper Housing Authority has buildings to house 79 people, Seton House provides housing for 126 homeless single parents with children and Community Action Partnership operates the Transitional Housing program with 70 beds for homeless singles or families.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	0	212	69	10
Households with Only Adults	55	23	16	0	0
Chronically Homeless Households	14	0	0	0	0
Veterans	0	0	0	30	0
Unaccompanied Youth	32	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Healthcare for the Homeless is a clinic that is located on LifeSteps Campus. It is specifically purposed to give aid to the homeless. People can get basic medical assistance, mental health assistance and medications. This is not a trauma or emergency clinic. The Self Help Center offers mental health services to the victims of domestic violence in their housing units. Wyoming Medical Center Emergency Room is also available to the homeless population for medical care. The 12-24 Club provides 24-hour counseling support for addictions and meals to homeless persons, Casper Workforce Services offers job counseling and assistance in completing online applications and creating resumes and printing them off for the clients to take with them. A new employment and medical service being provided in the community is The Hub at Casper Housing Authority's office location. The service provides an address and phone number for homeless persons. They can use the address for legal, employment, medical or other business that require a 'real' address and not a post office box. Also available, is a pager that has the person's own message on it and sounds as if it is a cellular phone. The caller leaves a message and the person can retrieve messages and return calls from any phone, anywhere.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following services listed are available to any of the above specifically-listed populations except the unaccompanied youth. Unaccompanied youth under 18 years of age can obtain services from the Youth Crisis Center in their in-house programs.

There are several locations that provide food for the homeless in Casper. They include: Alcovia Baptist Church Food Bank, College Heights Baptist Church, Faith Assembly of God, First Church of the Nazarene, Holy Cross Center, Joshua's Storehouse, Mountain View Southern Baptist Church, Our Savior's Lutheran Church, Poverty Resistance, Restoration Church, Salvation Army, St. Mark's Church, and the 12-24 Club. There are four 'soup kitchens' serving meals. They serve at different meal times, but a person can always get a meal between one of them. They are: Central Wyoming Rescue Mission, First United Methodist Church (King's Corner), Loaves and Fishes and the Salvation Army Hope Center.

There are five locations to obtain clothing and small housewares for free or at very low cost. These are: First United Methodist Church Thrift Shop, Poverty Resistance Thrift Store, Rescued Treasures Thrift Store, Salvation Army Thrift Store, and the St. Vincent DePaul Thrift Store. Depending on what is donated, and oftentimes, what is needed by a shopper, large furniture items are available at the Poverty Resistance Thrift Store, Rescued Treasures and the Salvation Army Thrift Store.

Transportation tokens are provided for free from several agencies. Community Action Partnership distributes tokens to Workforce Services, Probation and Parole, Women's Transformation Center, Central Wyoming Rescue Mission, Healthcare for the Homeless, Casper Veteran's Center, Casper College

GED/ABE and Adult Learning Center, and Interfaith as well as giving them out from their office. Casper Area Transportation Coalition (CATC) gives out subsidized tokens and tickets as well.

Seton House, CAP, Self Help Center, McKinley House, Mercer Family Resource Center, and the Central Wyoming Rescue Mission offer a variety of classes including life skills, financial management, coping skills, parenting, childcare, job training, computer training, and nutrition. The classes vary with agencies and resident needs. The Central Wyoming Rescue Mission also offers a detox unit. They, McKinley House, and the 12-24 Club offer Alcohol and substance abuse counseling.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The U.S. Census Bureau, 2010-2012 American Community Survey sample count collected data regarding persons with disabilities, including sensory, physical, and mental and self-care disabilities. The ACS 2013 1-Year Estimate reports 11.5% of the civilian non-institutionalized population in the City of Casper have a disability. Males and females with a disability are almost equal with only a 1.3% difference with females being a bit higher. As would be expected, as the population ages the disability percentages rise.

11.4% of the White-alone population are disabled, whereas 28.3% of the persons in the Black/African American population are shown as disabled. 36.3% of the population that is 65 years and over is disabled. The disabilities listed are: hearing, vision, cognitive, ambulatory, self-care, and independent living, with ambulatory difficulty being the top disability, followed by hearing and independent living and self-care difficulty being the lowest percentage. In the 18 to 65-year age group, cognitive followed by ambulatory are the two highest disabilities listed, and in the 5 to 17-year age group, cognitive and self-care are the top two highest disabilities listed.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following narrative lists services available in the community for the above suggested populations including supportive housing needs as well as, specialized services, treatment programs and other services that are necessary and available to the residents.

Low-Income, independent senior housing for the elderly is provided in Casper at:

- Gail Gardens, Ltd.
- Legacy Senior Apartments
- Laurel Gardens Apartments
- St. Anthony Manor
- Skyline Towers

Market rate senior housing for the independent elderly residents with light assistance available if needed, an on-site nurse, and daily meals available in a dining area is offered at:

- Mountain Plaza Assisted Living
- Park Place Assisted Living
- Primrose Retirement Community

Assisted independent living homes for the frail elderly population are available in several locations throughout the City offering basic services on-site, such as laundry, housekeeping, and 3 meals a day. This enables the person to remain independent while having tasks they can no longer perform done for them. Some facilities have a nurse available to the residents. The independent assisted living sites include:

- Garden Square of Casper
- Maurice Griffith Manor
- Meadow Wind Assisted Living Community
- Primrose Retirement Community

Residential housing for the Elderly or Disabled

Windy City Low Income Apartments. The Casper Housing Authority provides two homes in the City to house low-income elderly and/or disabled residents. Elderly and/or disabled residents receive subsidized, low rent in an individual housing unit group home that has 24-hour on-site assistance.

In-home service providers for seniors and disabled residents include:

- Central Wyoming Senior Services
- Quality In-Home Care

Full-Care Nursing Homes

- Life Care Center of Casper
- Poplar Living Center
- Shepherd of the Valley Care Center

Residential Inpatient treatment for alcohol or drug addiction

- Wyoming Recovery, LLC
- Wyoming Behavioral Institute

Domestic Violence Housing

- The Self Help Center

Facilities offering assistance to the disabled population include:

- 5 Trails Adult Day Center, (dementia or Alzheimer's disabled)
- ARC of Natrona County, (mentally or physically disabled)
- I-Reach 2, Inc. (mentally and/or physically disabled)

- Mountain Plaza Assisted Living Memory Care Home (dementia and Alzheimer's disabled)
- NOWCAP Services offers subsidized housing for low-income residents over the age of 62 (mentally and/or physically disabled)
- Services for the Visually Impaired (visual impairment)
- Wyoming Independent Living Rehabilitation (visual impairment)
- Brain Injury Alliance of Wyoming (acquired traumatic brain injury, stroke or seizure)

Other public services offered in Casper

- Casper Re-Entry Center - 400 beds in the re-entry programs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

A successful transition from an institution or health care facility to residing in the community can involve:

- Access to Section 8 housing vouchers
- Funding for modifications to the home to make it accessible and safe
- Coordination and availability of services including, personal assistant services, social work services, county services, out-patient rehab services, vocational services, including the Department of Vocational Rehabilitation, case manager services
- Access to affordable and accessible public transportation

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

NOWCAP Services will continue to assist people with disabilities to find safe and affordable housing. NOWCAP will continue to advocate for an increase in the number of low rent apartments and/or housing units that are accessible, and the expansion of Section 8 vouchers for people with disabilities, and who are low-income to live where they choose to live, and assist those individuals who wish to move out of a nursing home or institutional home and transition back into the community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Casper will continue to support and encourage developers to build additional low-income housing for the general public as well as senior citizens in the community. Where funding allows, the

City will continue to assist in modifying living spaces to make them safe for special needs residents, and senior citizens. This assistance will focus on home safety and code upgrades.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The cost of housing, or the incentives to develop, maintain or improve affordable housing, are not affected by any specific public policy that would create a barrier to additional affordable housing.

The City has made efforts to encourage and simplify affordable housing developments such as:

- Now allow accessory dwelling units
- Now allow twin homes on lots that were not approved for in the past
- Reducing the minimum lot sizes to reduce burden on homeowner
- Reducing the minimum set-backs
- Non-conforming buildings are now allowed as re-buildable
- Mixed use has been added to the code to invite multi-use facilities

Cost burden and lack of adequate low-income housing are the main barriers to affordable housing in Casper.

Impediment #1

One of the components to providing fair housing is providing a variety of housing that is affordable to people of all races, ethnicities, religious affiliations, gender, and income levels. According to HUD, the median income and the Fair Market Rent for the area determine low-moderate income status. In Casper, according to the 2007-2011 CHAS data, approximately seventy-four (74%) percent of the City's rental population are very low to low income. Furthermore, when a household pays more than 30% of their income towards housing, HUD considers it no longer "affordable." The 2009-2013 American Community Survey shows that thirty-eight (38%), over a third of rental households, pay 30% or more of their income for their gross rent.

Short-Term Needs:

- Maintain existing housing stock and seek out new public/private partnerships for the development of new affordable housing
- Expansion of existing rental assistance programs

Long-Term Actions:

- Maintain zoning policies and housing development at moderate and high densities to reduce per unit costs and encourage the construction of affordable housing
- Expansion of homeownership assistance programs

Impediment #2

Due to the large rental market in Casper, an emphasis needs to be placed on educating tenants on their rights and how to take action if they feel their rights have been infringed upon . There has been little or no formalized effort in educating property owners about fair housing laws and what constitutes discrimination. Proper education of property owners could help minimize blatant infringements of tenants' rights as well as the "I did not know I couldn't do that" situations. Educating owners as to their rights and how to take action if they feel their rights have been infringed upon as a landlord is also needed. The following actions could help further fair housing:

Short-Term Needs:

- Provision of informational materials on fair housing to rental property owners through mailings and electronic sources

Long-Term Actions:

- Work with local agencies to provide fair housing seminars and outreach programs to the owners of rental properties
- Develop a central person/place for property owners to contact with questions regarding fair housing practices for their tenants as well as themselves
- Review Comprehensive Land Use Plan to ensure affordable housing growth can occur anywhere within the City

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The Unemployment Rate in Casper, as of March 2015 was 5.0%, up from 4.4% in February of 2015. This is an increase from a year ago in April, when the City Unemployment Rate was 4.0%. The Unemployment Rate for the State of Wyoming for March 2015 was 4.8%. The rising Unemployment Rate for the City reflects the economic downturn that is currently being experienced. If the economy mirrors history, it will bounce back, more people will become employed and new opportunities will be presented to further boost the economy returning it to an average level of unemployment.

Economic Development Market Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,901	779	13	4	-9
Arts, Entertainment, Accommodations	2,926	3,138	13	15	2
Construction	1,644	1,105	7	5	-2
Education and Health Care Services	4,199	5,422	18	26	8
Finance, Insurance, and Real Estate	1,474	1,717	6	8	2
Information	387	362	2	2	0
Manufacturing	1,086	484	5	2	-3
Other Services	1,222	1,157	5	6	1
Professional, Scientific, Management Services	1,150	1,210	5	6	1
Public Administration	0	0	0	0	0
Retail Trade	3,201	4,015	14	19	5
Transportation and Warehousing	1,024	604	4	3	-1
Wholesale Trade	1,666	982	7	5	-2
Total	22,880	20,975	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,013
Civilian Employed Population 16 years and over	28,525
Unemployment Rate	4.96
Unemployment Rate for Ages 16-24	16.67
Unemployment Rate for Ages 25-65	3.19

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,534
Farming, fisheries and forestry occupations	1,238
Service	2,724
Sales and office	7,489
Construction, extraction, maintenance and repair	3,502
Production, transportation and material moving	1,713

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,783	90%
30-59 Minutes	1,695	6%
60 or More Minutes	943	3%
Total	27,421	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,195	47	440
High school graduate (includes equivalency)	5,807	298	1,569
Some college or Associate's degree	9,863	434	1,896

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	6,040	135	926

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	38	134	74	274	388
9th to 12th grade, no diploma	588	327	273	600	488
High school graduate, GED, or alternative	1,943	1,913	1,813	3,973	2,608
Some college, no degree	2,473	2,183	1,650	4,282	1,840
Associate's degree	298	1,353	1,302	1,439	412
Bachelor's degree	330	1,542	957	2,333	957
Graduate or professional degree	12	387	545	1,337	617

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,795
High school graduate (includes equivalency)	30,012
Some college or Associate's degree	34,290
Bachelor's degree	43,673
Graduate or professional degree	64,083

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the ACS 2001-2011 data, Education and Healthcare Services are the major employment sectors in the City of Casper. Major educational and healthcare employers in the City include Natrona County School District, Casper College, Wyoming Medical Center, Mountain View Regional Hospital and Summit Medical Center.

Describe the workforce and infrastructure needs of the business community:

According to the 2009-2013 ACS, approximately 71% of Casper's population is in the labor force. The data show the unemployment rate at 5.4% which is rather high for an urban center but most likely due to the economic downturn in the oil and gas industry in the area.

The 2009-2013 ACS estimates that a very high percentage, 82.4%, of workers 16 years and older drive alone to work compared to 11% that carpool. Those using The Bus to get to their place of employment show at a percentage of 0.8. Casper has a 1.8% rate of commuters who walk to work. The largest percentage of employment opportunities is not located in or near neighborhoods, causing residents to travel small distances to their jobs. 1.5% of the labor force is reported to use other means to get to work such as bicycling, which is becoming increasingly more popular in the area.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The downturn of the oil and gas industry has had a major economic impact in the community cutting jobs and causing an influx in the market of residents seeking employment.

Increased bicycle and walking pathways in and around the City are having a very positive effect and should encourage more health-conscious people to choose Casper as the location they want to work and raise their families.

A new 200-room Crowne Plaza Hotel and Convention Center that can host 1,500 people will be built on 17 acres of an old refinery site along the Platte River – and will break ground in 2015. This project will offer a number of employment opportunities in the City.

Business growth in the Old Yellowstone District (OYD) is having a positive effect in the City. Developers interested in housing, restaurants and other business opportunities have shown an interest in the OYD urban renewal area and downtown. A new plaza planned to connect the OYD and downtown areas will be a significant enhancement to the area economically next year.

Business owners in the OYD have become more interested in renovating and repurposing old warehouses in the district and have shown interest in the façade grant program that is offered to address slum and blighted buildings.

Both the east and west sides of Casper continue to grow and add new businesses. The east side has added 2 medical centers, new hotels, restaurants, car dealerships and a variety of other businesses in small strip-mall units and more additions are planned for housing. The west side has added a high-tech

movie theatre, new restaurants, and a variety of other businesses in small strip-mall units. Growth in both areas of the City is expected to continue.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The local workforce is not well matched with the needs of the local economy. There is a surplus of workers in the oil and gas industry. With the downturn in the industry, there are not employment opportunities for the workers from companies that have closed or down-sized. With the growth in retail and restaurant businesses, the unemployment rate would seem to be lower, however, the newer businesses find it difficult to get qualified workers that will work for minimum or just above minimum wages. The positive job growth in the basic labor market, combined with the high number of unemployed management and professional persons, is not matched well with the local employment opportunities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Casper Workforce Services offers training initiatives to qualified applicants to the programs. Many of the medical centers offer initiatives and education assistance for accepting employment with them. Casper College teams with local businesses and offers various training opportunities depending on the need and the availability of instructors. The efforts of re-training employees into different fields of employment will help alleviate the unemployment in Casper and, as the new businesses develop; local residents will gain employment which will better balance out the employment opportunities and available workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

As discussed in the preceding narrative -

The downturn of the oil and gas industry has had a major economic impact in the community cutting jobs and causing an influx in the market of residents seeking employment.

Increased bicycle and walking pathways in and around the City are having a very positive effect and should encourage more health-conscious people to choose Casper as the location they want to work and raise their families.

A new 200-room Crowne Plaza Hotel and Convention Center that can host 1,500 people will be built on 17 acres of an old refinery site along the Platte River – and will break ground in 2015. This project will offer a number of employment opportunities in the City.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As discussed in the Housing Needs Assessment of this Five-Year Consolidated Plan, there are several neighborhoods where the majority of residents are affected by multiple housing problems. Within these areas, the Black or African American and Hispanic populations have a higher percentage of households with multiple housing problems. This is due to lower incomes, which result in the rental of units with cost burden, physical deterioration, and overcrowding. This Consolidated Plan defines "concentration" as a close gathering of households by census tract.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Black or African American population makes up 0.9% of the population of the City of Casper. The US Census Bureau mapping data show the highest concentration of this population to be located in census tracts 200, 500 and 600. The Hispanic population makes up 7.7% of the population in Casper and the US Census Bureau mapping data show the highest concentration of this population to be located in census tracts 300, 200 and 800. This Consolidated Plan defines "concentration" as a close gathering of households by census tract.

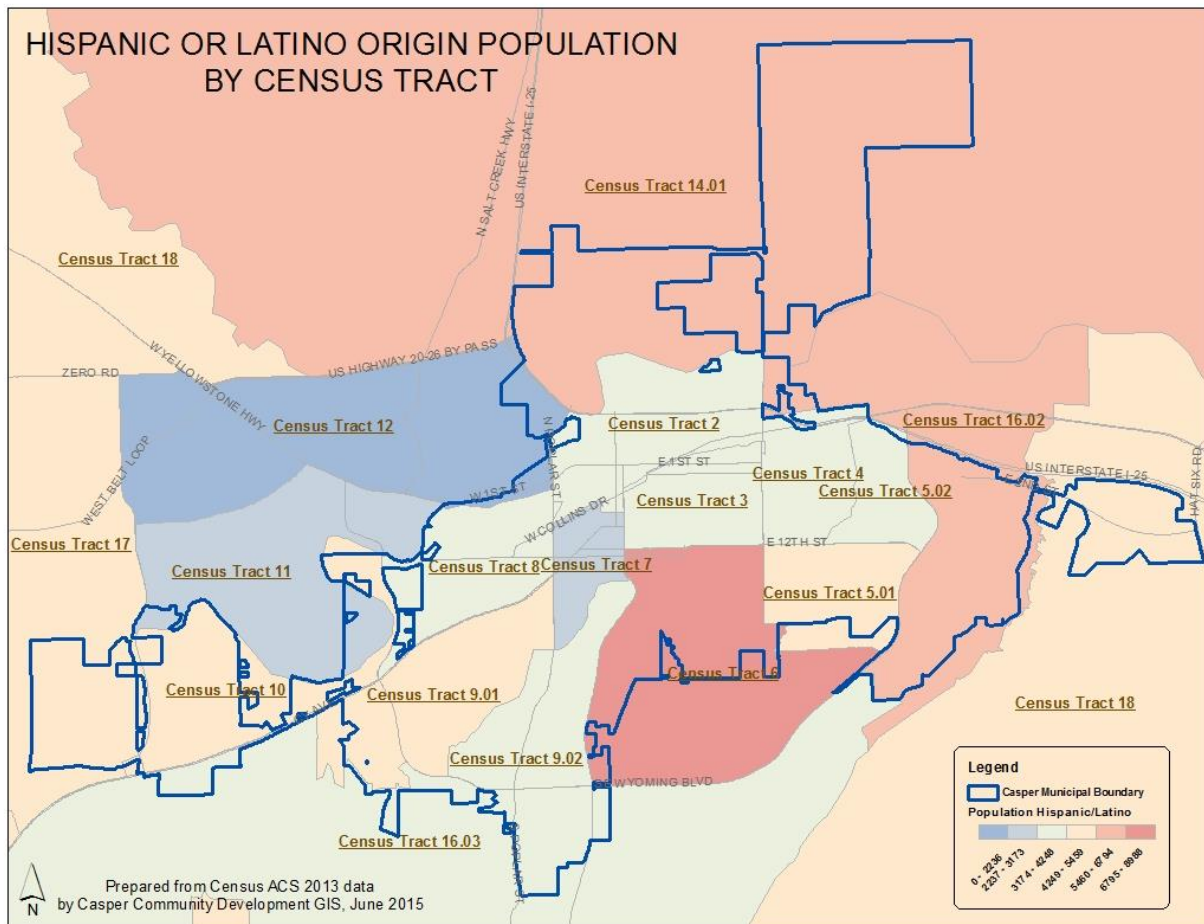
What are the characteristics of the market in these areas/neighborhoods?

The characteristics in these neighborhoods are further identified in section SP-10 of this Five-Year Consolidated Plan. Most of the housing stock in these neighborhoods are older infrastructures and densely populated.

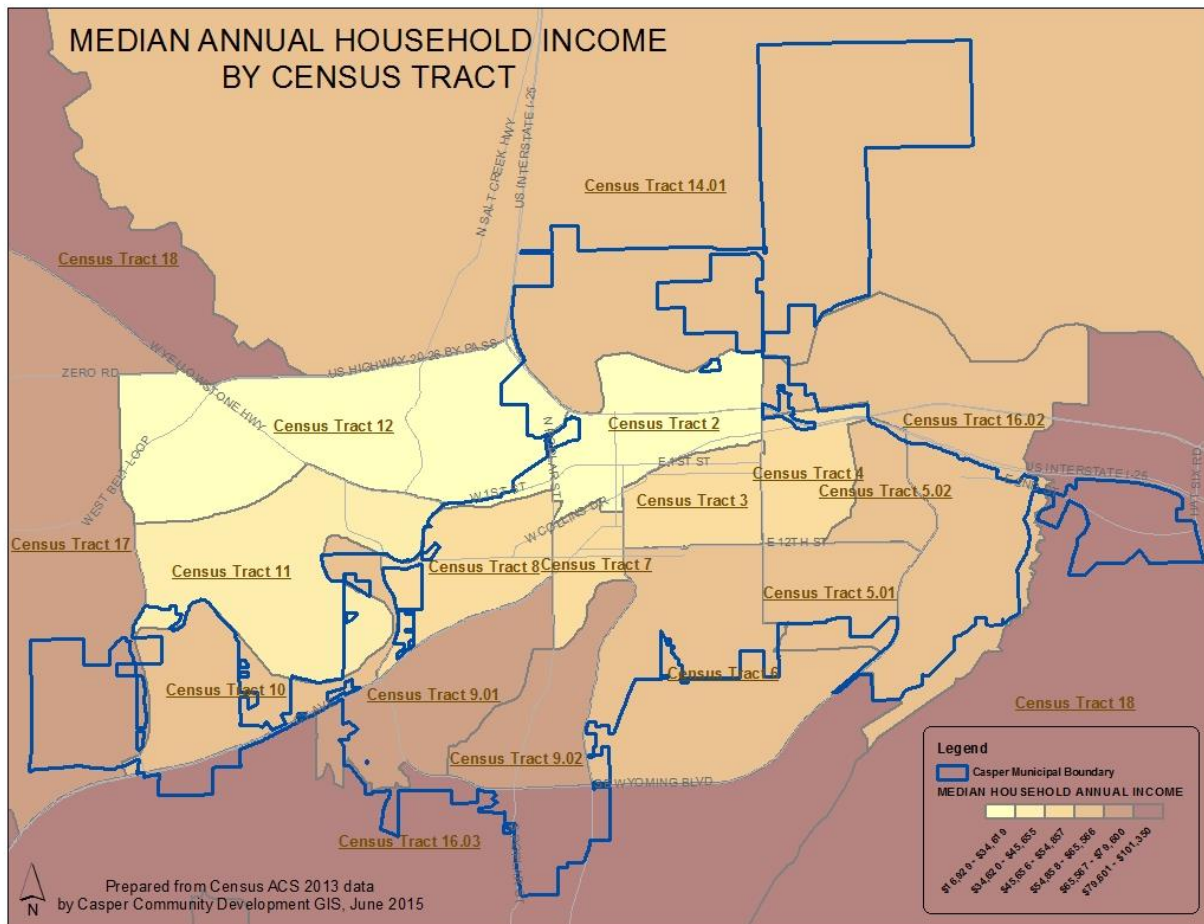
Are there any community assets in these areas/neighborhoods?

Community assets located in Census Tract 200 include: The Boys and Girls Club, the City's soccer and baseball fields, a swimming pool and playground, large City park, and walking trails, The Department of Transportation, Holy Cross Food Bank, St. Vincent DePaul thrift Shop, The Interfaith office, Seton House, Central Wyoming Rescue Mission, and Rescued Treasures Thrift Shop.

Community assets located in Census Tract 300 include: The First United Methodist Church, King's Corner Center where community mission dinners are served, Casper Senior Center, Casper Housing Authority office and The Hub, Housing and Community Development offices in City Hall, Casper Police Station, Department of Family services, Workforce Services (including the VA Specialist), Department of Employment/Unemployment and 4 other State agencies, Natrona County Courthouse, Post Office, Habitat for Humanity, LifeSteps Campus with Transitional Housing and Healthcare for the Homeless and



Hispanic Concentration



Median Income by Census Tract

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Five-Year Consolidated Plan and its funding priorities are intended to create neighborhoods in which households of various income groups can find decent housing opportunities within the community and to allow persons living in the housing to have access to transportation, jobs and other community assets. Such neighborhoods are intended to reduce the isolation of the poorest households from the rest of the community and to create stable, viable communities, which provide reasonable access services and amenities. Towards this end, the Plan identifies housing and community development needs and proposes strategies and projects to address the needs.

The plan seeks to provide funding to maintain existing housing stock in good condition through rehabilitation funding; to assist in improving and/or increasing multi-unit housing facilities that address the needs of the homeless population; to fund one full-time person to administer the CDBG program; to address needed repairs and safety concerns on LifeSteps Campus to provide safe, decent housing; to assist with transportation tickets and tokens to enable homeless and the LMI population to access the transit system to travel to work, retail and medical locations; to assist in revitalization efforts in the City Core with matching façade grants; to address slum and blight, health and safety concerns with dangerous, dilapidated buildings by funding clearance and demolitions projects.

Block Group, Census Tract	County Name Census Tract	low	Low Mod% High to Low
Block Group 3, Census Tract 2	000200	940	77%
Block Group 1, Census Tract 12	001200	800	76%
Block Group 1, Census Tract 2	000200	835	75%
Block Group 2, Census Tract 4	000400	725	69%
Block Group 2, Census Tract 12	001200	1190	68%
Block Group 2, Census Tract 2	000200	2080	68%
Block Group 1, Census Tract 11	001100	1260	65%
Block Group 1, Census Tract 3	000300	1415	63%
Block Group 3, Census Tract 4	000400	1455	62%
Block Group 1, Census Tract 7	000700	815	60%
Block Group 2, Census Tract 8	000800	1225	58%
Block Group 1, Census Tract 5.02	000502	1510	57%
Block Group 1, Census Tract 16.02	001602	2475	56%
Block Group 1, Census Tract 9.01	000901	1250	56%
Block Group 1, Census Tract 6	000600	1145	52%
Block Group 2, Census Tract 7	000700	840	52%
Block Group 1, Census Tract 8	000800	845	51%
Block Group 2, Census Tract 3	000300	1655	49%
Block Group 3, Census Tract 6	000600	1125	48%
Block Group 2, Census Tract 6	000600	2450	48%
Block Group 2, Census Tract 11	001100	730	46%
Block Group 1, Census Tract 4	000400	970	45%
Block Group 3, Census Tract 3	000300	1060	43%
Block Group 2, Census Tract 5.01	000501	2240	41%
Block Group 1, Census Tract 10	001000	2040	40%
Block Group 3, Census Tract 8	000800	1880	40%
Block Group 2, Census Tract 5.02	000502	1170	39%
Block Group 4, Census Tract 6	000600	2375	39%
Block Group 4, Census Tract 4	000400	1100	38%
Block Group 2, Census Tract 14.01	001401	2035	37%
Block Group 2, Census Tract 17	001700	3140	37%
Block Group 3, Census Tract 9.02	000902	1015	37%
Block Group 1, Census Tract 14.01	001401	3125	36%
Block Group 1, Census Tract 5.01	000501	1730	33%
Block Group 3, Census Tract 7	000700	1110	33%
Block Group 2, Census Tract 9.02	000902	1570	32%
Block Group 2, Census Tract 10	001000	2375	31%
Block Group 1, Census Tract 16.03	001603	900	24%
Block Group 3, Census Tract 5.01	000501	780	24%
Block Group 2, Census Tract 9.01	000901	1830	23%
Block Group 2, Census Tract 16.02	001602	2850	18%
Block Group 1, Census Tract 9.02	000902	840	15%
Block Group 3, Census Tract 9.01	000901	1500	12%
Block Group 2, Census Tract 16.03	001603	2355	9%
Block Group 1, Census Tract 17	001700	1150	9%

Low-Mod%-Block-Census Tract

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City Core
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	LifeSteps Campus
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

3	Area Name:	North Casper
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Old Yellowstone District
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Casper continues to develop strategies to create sustainable and stronger neighborhoods in the city, specifically the LMI neighborhoods. Generally the geographic locations of these neighborhoods have remained relatively the same over the past several decades. Strategies for redeveloping these particular neighborhoods include, but are not limited to, funding activities such as affordable housing and infrastructure development.

Community Development Block Grant dollars are to be used to benefit low and moderate income (LMI) persons and households. CDBG funds are spent directly on LMI individuals and households, on projects directly benefitting the LMI population in public housing or through transportation.

The following are the City's allocation priorities for addressing needs and the expenditure of available funds:

- Rehabilitation of Owner-Occupied Units – addressing cost burden problem
- Rehabilitation and Development of LifeStep's Public Housing
- Housing Initiatives
- Public Transportation Program
- City Core Revitalization/Rehabilitation
- Clearance and Demolition

A detailed description of each allocation priority listed above can be found in the next section: SP-25 Priority Needs.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Emergency Repairs
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	
	Associated Goals	Emergency Repairs
	Description	The retention of owner-occupied housing to encourage greater neighborhood stability and to address cost burdens of ownership for LMI households has been given a high priority. According to the 2009-2013 ACS, approximately seventy-two percent (72%) of owner occupied housing was built before 1970 and requires a high degree of maintenance. In order to address this priority, the City will continue its rehabilitation program. Repairs needed on an emergency basis will take priority.
	Basis for Relative Priority	CHAS data has indicated that 98% of all owner-occupants face a cost burden problem and much of the housing stock is older.
2	Priority Need Name	LifeSteps Campus Care
	Priority Level	High
	Population	Extremely Low Low Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence

	Geographic Areas Affected	
	Associated Goals	LifeSteps Campus Care
	Description	Affordable housing and Public Housing units are needed in the City of Casper. LifeSteps Campus is a great asset in this area providing the space for additional public housing units. More housing units are planned to be built in Buildings E and F. Rehabilitation efforts are needed in several areas on the Campus.
	Basis for Relative Priority	CHAS data showed overcrowding to be one of the housing problems in the city. When housing is not available local agency reports as well as the PIT count, show that residents will double-up in housing causing overcrowding.
3	Priority Need Name	Housing Initiatives
	Priority Level	High
	Population	Extremely Low Low Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS
	Geographic Areas Affected	
	Associated Goals	Housing Initiatives
	Description	Increased low-income, multi-unit public housing is needed in the city. A number of the facilities that provide subsidized or free housing to homeless individuals is older and needs to be repaired and updated. Additional public housing units are planned and to assist with this effort, a portion of the CDBG funding will be directed to these projects as they develop.
	Basis for Relative Priority	All of the multi-unit Public Housing units are 100% occupied and maintain waiting lists. This demonstrates the on-going demand for public housing in Casper.

4	Priority Need Name	Public Transportation Subsidy
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	
	Associated Goals	Transportation Assistance
	Description	The subsidized public transit system program enables residents that do not have access to a car to have transportation to employment, medical appointments, grocery stores and other necessary businesses. The Casper Area Transportation Coalitin (CATC) system provides CATC dial-a-ride vehicles that offer on-demand transportation. The Bus offers the City transit fleet that operates four different routes throughout Casper as well as to the City's three adjacent municipalities.
	Basis for Relative Priority	Many people do not have access to a vehicle, or have one that they are unable to perform repairs on, due to the cost burden of housing for owner-occupied as well as renter-occupied units. Transportation assistance has been well monitored and is distributed efficiently.
5	Priority Need Name	Clearance and Demolition
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Clearance and Demolition
	Description	Addressing slum and blight on a spot basis. To eliminate vacant structures that have become inhabited by animals and/or insects and have created a dangerous situation or a safety hazard. Vacant homes or businesses that have been vandalized or are being used as illegal shelter and have created environments that affect neighbors or the general public adversely need to be removed.

	Basis for Relative Priority	To remove structures that have become dangerous and/or unsafe to enter and to the surrounding neighbors.
6	Priority Need Name	City Core Revitalization
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	City Core Revitalization
	Description	To address deteriorating structures in the City Core by offering an incentive of matching funds to have business owners rehabilitate the exterior of their building including the facade, windows and doors or main entry area.
	Basis for Relative Priority	Removing slum and blight on a spot basis to improve deteriorating business facades such as adding new siding, windows or doors. The anticipated result would be added patronage to the area benefitting many in the community and possible additional job creation.
7	Priority Need Name	General Administration
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Program Administration
	Description	To fund one full-time person to facilitate the CDBG program.
	Basis for Relative Priority	Administration of the CDBG program is necessary. One, full-time person is funded through the allocation to facilitate the Activities of the program.

Narrative (Optional)

The intent of the Five-Year Consolidated Plan is to create decent and affordable housing, create a suitable living environment, and provide economic opportunities. The City of Casper does not receive an allocation large enough to make a significant impact, however, divided as efficiently as possible and directed in the most effective areas, some assistance can be provided and affect the low-moderate income residents in the city with a positive outcome. Citizen participation has been enforced through a public hearing and a thirty-day public comment period during which three public meetings were held prior to the approval of a final Five-Year Consolidate Plan for the City of Casper.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Limited availability of quality housing stock
TBRA for Non-Homeless Special Needs	Limited availability of quality housing stock, specifically for elderly and disabled
New Unit Production	Continued population increase and cost burden
Rehabilitation	Market pressure to convert to rental tenure, cost burden for LMI homeowners
Acquisition, including preservation	N/A

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Casper receives federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first program year of this Five-Year Plan (2015-2019), the City will receive entitlement allocations. It is anticipated that the allocations will continue throughout the Plan's remaining four years. The City is notified on an annual basis of the allocation it will receive.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	272,671	8,850	69,333	350,854	1,090,684	Funds are expected to be used for emergency home rehabilitation, transportation, public housing structural assistance, administration, city core revitalization and clearance and demolition of blighted properties. Prior Year resources (as of May 2015) are high due to reallocating funding later in the program year and will be expended in a timely manner.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are used to leverage non-federal public funds, in-kind contributions and private funds to increase the resources available to the city.

The City of Casper has no required match obligation with its funding allocation; however, it does offer a matching grant opportunity for economic rehabilitation addressing slum and blight. Property owners in the city core can apply for a matching grant to rehabilitate deteriorated building facades, windows and main entrances. Again, this is an effort to encourage reinvestment and economic revitalization through a public-private partnership.

CDBG funds have, and will be, included in financing proposals for low-income housing developments, in partnership with the developer, WCDA (LIHTC program), and Section 108 resources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Casper owns and currently operates LifeSteps Campus, a multi-functional facility that provides housing space to private nonprofit organizations that addresses the needs of housing and/or supportive services to difficult to house populations such as homeless persons/families. The facility consists of eight buildings located on approximately six (6) acres.

Discussion

The City contracts with the Casper Housing Authority to manage the campus. Projects involving the buildings, tenants and grounds are overseen and directed by the Authority. Supportive services include a community garden, health clinic, junior college GED program, case management, Early Head Start, transitional housing, a bus stop shelter and a commercial kitchen where culinary classes are planned.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CASPER	Government	Planning Public Housing Rental neighborhood improvements public facilities	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

City departments including the Casper Police Department, Casper Fire Department, Code Enforcement, Building Inspectors, Planning, Metropolitan Planning Organization, Public Services, Engineering and other City Officials assist in the identification of needs as well as goals needed to improve infrastructure. These departments also implement infrastructure projects selected for funding. The City is also responsible for providing fair housing and economic development opportunities throughout CDBG funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		

Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As cited throughout this Five-Year Consolidated Plan, the Continuum of Care structure and active participation of social service agencies are the key organizations meeting the needs of the homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As previously stated, the lack of affordable housing in Casper is one of the biggest issues facing residents of the city. Rentals in Casper are expensive for the majority of the people. Increased access to rental assistance, Section 8 vouchers, VA vouchers or public housing would be helpful. Further, many of the rental units are large, whereas, some residents frequently require affordable 1 or 2 bedroom units. More space needs to be identified to house the homeless during the cold months.

Overcrowding, due to cost burdens and availability of units, is an issue for LMI households. There are many undocumented families that do not qualify for services or are afraid to seek services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Local agencies need more access to housing facility improvement funding. Capital improvements, as well as ongoing repair costs, are important investments to keep service providers operating and providing programs in the local community. Community Development Block Grant funds have traditionally played an important role by funding rehabilitation, thereby maintaining local non-profit facilities that benefit low-income area residents.

Increase affordable housing for homeless families and for individuals. Additionally, an increase in Section 8 vouchers is needed, that could be used for the Casper population and community.

As to rapid-rehousing, from the onset, individuals receiving rapid re-housing should have a case manager working with them, developing an individualized plan focusing on strengths, to move him/her/them along the path to their particular level of self-sufficiency. This will assure that the individuals will be prepared to sustain their home moving forward. Clients who are in the process of having their rental assistance end should already have stable employment.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency Repairs	2015	2019	Emergency Repairs and home rehab		Emergency Repairs	CDBG: \$128,355	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	LifeSteps Campus Care	2015	2019	Public Housing		LifeSteps Campus Care	CDBG: \$375,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 220 Households Assisted Homeless Person Overnight Shelter: 350 Persons Assisted Homelessness Prevention: 370 Persons Assisted
3	Housing Initiatives	2015	2019	Public Housing		Housing Initiatives	CDBG: \$225,000	Homelessness Prevention: 30 Persons Assisted
4	Transportation Assistance	2015	2019	Transportation		Public Transportation Subsidy	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
5	Clearance and Demolition	2015	2019	Non-Housing Community Development		Clearance and Demolition	CDBG: \$90,000	Buildings Demolished: 10 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	City Core Revitalization	2015	2019	Non-Housing Community Development		City Core Revitalization	CDBG: \$100,000	Facade treatment/business building rehabilitation: 10 Business
7	Program Administration	2015	2019			General Administration	CDBG: \$270,000	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Emergency Repairs
	Goal Description	To assist the low-moderate income homeowners with emergency repairs and program-related costs.
2	Goal Name	LifeSteps Campus Care
	Goal Description	Funding will be allocated for necessary repairs and capital improvements to LifeSteps Campus, which houses a Transitional Housing program, Housing First program, Health Care for the Homeless Clinic, Early Headstart program and several community service and social service agencies. This is an older campus that is in need of repairs and rehabilitation in the common areas as well as in the public housing units and the Headstart classrooms. All work to be performed will have quotes obtained or be put out for the public bidding process. All regulations will be followed including any projects involving lead-based paint, asbestos management or necessitating Davis Bacon requirements.
3	Goal Name	Housing Initiatives
	Goal Description	Funding will be allocated to continue to address the housing needs in Casper for emergency, transitional, and market affordable shelters and units.

4	Goal Name	Transportation Assistance
	Goal Description	Funding will be allocated to continue to assist the LMI and homeless population with access to transportation to employment, medical appointments, grocery stores etc. Subsidized tickets and tokens will be distributed by the Casper Area Transportation Coalition directly to residents as well as to several social service agencies in the city.
5	Goal Name	Clearance and Demolition
	Goal Description	Funding will be allocated to remove health and safety issues on a spot-basis in the city. Structures that have become hazardous and unsafe to transients and the neighborhood will have asbestos testing done followed by abatement if needed and finally demolition. Through a successful relationship with Habitat for Humanity, new homes are being constructed on the cleared lots enhancing neighborhoods and providing homeownership to some people that would not otherwise be able to own their own home.
6	Goal Name	City Core Revitalization
	Goal Description	Funding will be allocated on a matching basis up to \$10,000.00 to business owners in older buildings needing new siding, windows or main entry doors. This matched funding will encourage business owners to make their structure energy efficient and more appealing, as well as enhancing the area, which, hopefully, would increase patronage and possibly lead to job creation.
7	Goal Name	Program Administration
	Goal Description	Funding will be allocated for one full-time person to administer the CDBG Program not to exceed twenty percent (20%) of the full allocation plus program income.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Needs Assessment section discusses the numbers of families in these categories broken down by housing problems and by race. The CDBG program does not utilize HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The goals and objectives of the Casper Housing Authority have been explored in Section MA-25 of this Five-Year Consolidated Plan.

Activities to Increase Resident Involvements

The Casper Housing Authority took over the Property Management of LifeSteps Campus in December of 2014. They have established many activities to increase resident involvement on the public housing campus such as:

- Remodeling the aged dining room into an inviting space that will be available as a common area on the campus open to all residents to come in and have a cup of coffee, play a table game or just read a book or visit in a well-lit comfortable area
- Beginning a breakfast and lunch meal program where the residents will be invited to come to culinary classes
- Coordinating with the Food for Thought program and having 24 garden beds built for the residents of the campus, or of the community that do not have access or assistance with a garden
- Coordinating with the Cen\$ible Nutrition program to teach the residents what to do with the food they grow
- Installing a dehydrating system so that any food grown and not used can be saved and used later as well as teaching the residents about the system of rehydrating
- Planning different Campus upgrades that the residents can take a part in and have pride in where they live just as homeowners do

In the short time CHA has been on the campus, many plans have been made and it is expected that resident involvement plans will be continued.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The cost of housing, or the incentives to develop, maintain or improve affordable housing, are not affected by any specific public policy that would create a barrier to additional affordable housing.

The City has made efforts to encourage and simplify affordable housing developments such as:

- Now allow accessory dwelling units
- Now allow twin homes on lots that were not approved for in the past
- Reducing the minimum lot sizes to reduce burden on homeowner
- Reducing the minimum set-backs
- Non-conforming buildings are now allowed as re-buildable
- Mixed use has been added to the code to invite multi-use facilities

Cost burden and lack of adequate low-income housing are the main barriers to affordable housing in Casper.

Impediment #1

One of the components to providing fair housing is providing a variety of housing that is affordable to people of all races, ethnicities, religious affiliations, gender, and income levels. According to HUD, the median income and the Fair Market Rent for the area determine low-moderate income status. In Casper, according to the 2007-2011 CHAS data, approximately seventy-four (74%) percent of the City's rental population are very low to low income. Furthermore, when a household pays more than 30% of their income towards housing, HUD considers it no longer "affordable." The 2009-2013 American Community Survey shows that thirty-eight (38%), over a third of rental households, pay 30% or more of their income for their gross rent.

Short-Term Needs:

- Maintain existing housing stock and seek out new public/private partnerships for the development of new affordable housing
- Expansion of existing rental assistance programs

Long-Term Actions:

- Maintain zoning policies and housing development at moderate and high densities to reduce per unit costs and encourage the construction of affordable housing
- Expansion of homeownership assistance programs

Impediment #2

Due to the large rental market in Casper, an emphasis needs to be placed on educating tenants on their rights and how to take action if they feel their rights have been infringed upon . There has been little or no formalized effort in educating property owners about fair housing laws and what constitutes discrimination. Proper education of property owners could help minimize blatant infringements of tenants' rights as well as the "I did not know I couldn't do that" situations. Educating owners as to their rights and how to take action if they feel their rights have been infringed upon as a landlord is also needed. The following actions could help further fair housing:

Short-Term Needs:

- Provision of informational materials on fair housing to rental property owners through mailings and electronic sources

Long-Term Actions:

- Work with local agencies to provide fair housing seminars and outreach programs to the owners of rental properties
- Develop a central person/place for property owners to contact with questions regarding fair housing practices for their tenants as well as themselves
- Review Comprehensive Land Use Plan to ensure affordable housing growth can occur anywhere within the City

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City Manager holds quarterly Housing Coalition meetings inviting all of the local social service providers to attend and share information on new programs they have put in place so that all agencies are aware of what is available or what they may be able to contribute to with their agency benefits. The staff of the housing agencies are trained and updated on how to recognize discriminatory housing practices. The shortage of decent affordable housing for low-income people is known and the city and social service agencies are seeking means to improve the housing options available. Educating the public to support affordable housing in their neighborhoods would be beneficial. Additional affordable housing will help alleviate the cost burden of housing tenants, however, an emergency or unexpected event such as medical bills or car repairs, can throw a low-income individual into a financial crisis again renewing the cost burden problem.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The top 5 services requested by homeless, unsheltered adults in the 2014 PIT count are:

- Permanent Supportive Housing (52%)
- Rapid Rehousing (14%)
- Emergency Shelter (12%)
- Safe Haven (10%)
- Transitional Housing (5%)

The City of Casper intends to reach out to homeless persons by increasing public housing units on the LifeSteps Campus will add housing for the homeless persons in the community. The Housing First program on the Campus also will reach out to the homeless sheltered and unsheltered population as units become available. The Housing Initiatives Goal will assist housing facilities in building out additional housing units and rehabilitating the existing ones. Transportation assistance for the homeless will assist the persons in getting around town to the agencies they need to access and ease the burden of walking or trying to get transportation from others.

Addressing the emergency and transitional housing needs of homeless persons

The emergency shelter and transitional housing needs are included in the Housing Initiatives Goal as explained above with assisting the existing housing facilities in building out additional housing units and rehabilitating the existing ones to increase shelter locations for homeless persons. From October or November, whichever month the cold weather strikes in, an emergency cold-weather shelter is available primarily for homeless women and/or women with children up in the gym on LifeSteps Campus. This program concludes each year in March or April, whichever month the weather has become stable with night temperatures above thirty-two degrees. A section may be blocked off for men if there is need. An attendant is in full supervision at all times in the shelter area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Casper Housing Authority and Community Action Partnership are actively working on strategies to end homelessness by providing additional public housing options through a variety of programs for homeless individuals and families, and veterans and their families, such as: Transitional Housing, Permanent

Supportive Housing and Housing First. By offering additional housing, more of the homeless community can access case management and get assistance sooner to become independent where possible. Follow-up care by the agency's case management will help alleviate the persons from becoming homeless again in the future. The unaccompanied Youth can only access the Youth Crisis Center that is available for any youth 18 years of age down to infants. Their case management will continue to work with the youth after departure from the facility to prevent them from returning.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Currently there is no formal discharge protocol in place between the institutional systems of care and the public housing providers. The facilities each have their specific requirements of the person returning to the facility for follow-up counseling and assistance. If space is available however, any of the above listed groups excluding the youth, would be eligible for public housing units. If the transition was proving to be harmful for the person in housing or for other public housing residents, they would be moved to a different public housing program to see if there is a better fit available to assist them during the transition to permanent housing and independence. As stated above, the Youth Crisis Center would be responsible for the after-care of their clients, and the same would apply to the foster care program with youth under 18 years of age.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead is typically found in homes constructed prior to 1978 and was an additive to paint. Lead does not break down once it enters the environment, and that is often a result of deteriorating painted surfaces within the home and also on the exterior of houses painted with lead-based paint. Lead is also found in plumbing, often in lead pipes or solder used to join piping together. Although lead can affect anyone, children under the age of 6 are especially vulnerable.

There is no regulation in place that the Natrona County Health Department observes as far as regular testing of lead-based-paint in day care centers, child development centers or homes with children. The DEQ would oversee a lead-based-paint abatement project to assure the home or facility was cleared.

Any CDBG rehabilitation project being performed in a pre-1978 built home, has the presumption that lead-based-paint is present. Any project that has tested positive or is assumed to involve lead-based-paint is required to follow all safety requirements as set by the EPA.

How are the actions listed above related to the extent of lead poisoning and hazards?

Due to not having local City or County regulations to follow, all projects would be required to follow the EPA and DEQ requirements. If a rehabilitation or repair project is being considered in a verified lead-based-paint present home, the owner is made fully aware of the dangers of the project and asked if they wish to proceed. Whether they would or not, the homeowner would be given the HUD approved booklet on Lead Based Paint facts.

How are the actions listed above integrated into housing policies and procedures?

If a rehabilitation or repair project is being performed at a verified lead-based-paint site, two factors are considered:

1. Will any lead-based-paint be disturbed in any part of the project? If not, an informational booklet is given to the homeowner regarding lead-based-paint and precautions to take and information on recommended testing for children especially under 6 years of age.
2. If lead-based-paint will be disturbed, only contractors certified to test and work with lead-based-paint are allowed to bid on the project needing done. The owner is made aware of the dangers of the lead-based-paint and is given the HUD approved Lead Based Paint facts booklet as described above and must sign-off on it to verify he/she has been fully informed and understands all of the information. The homeowner is informed by the contractor as to all measures that will be taken to safely perform the project.

Upon approval of the homeowner to proceed, the contractor's certificates are verified. If the project involves work outdoors, all neighbors adjacent to the project are notified by the contractor of the work

being performed. The property is cordoned off with caution tape around the perimeter and all work is done in full accordance with DEQ regulations such as: wearing full, protective body cover and EPA approved respirators, not working on windy days, using full ground cover to catch any dangerous materials, keeping all surfaces wet to control dust. After any removal of lead-based-paint, it is kept fully contained in the protective ground covering and taken to the landfill that accepts hazardous materials. Any further work on the project will continue to observe all regulations. Photographs are taken during the project to show all regulations were being fully observed.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As previously stated in this Five-Year Consolidated Plan, the City of Casper will continue to encourage and assist developers in developing affordable housing units in the city. The City is working with the transit system to add additional bus stop locations and hours of operation to better serve the poverty-level families who, without the public transportation cannot take jobs located away from their neighborhoods. Assisting the residents in getting to jobs will encourage them to seek employment and move out of poverty levels.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The biggest housing problem in Casper according to the data from HUD, is the number of households paying over 30% of their income for housing (cost burden). The goals of reducing poverty are assimilated to providing more affordable housing and creating safe decent housing through the rehabilitation funding. Developers are encouraged to build additional high-density projects to include multiple units and bring the cost-per-unit down to an affordable level. Affordable housing developments are being encouraged for general public and senior housing populations.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Five-Year Consolidated Plan was prepared by the City's Housing and Community Development (HCD) Department. This department oversees all of the planning and development that is carried out within the City, therefore, all activities will be monitored by said department to ensure furtherance of the plan and long-term compliance with the requirements of the programs involved. In particular, the Community Development Block Grant Program, which is also administered by HCD will be monitored on a regular basis. Goals and Objectives included in the Plan will be updated and monitored on a monthly basis. A Workout Plan on expending funds in a timely manner will be continued to be utilized and reviewed.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Casper receives federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first program year of this Five-Year Plan (2015-2019), the City will receive entitlement allocations. It is anticipated that the allocations will continue throughout the Plan's remaining four years. The City is notified on an annual basis of the allocation it will receive.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	272,671	8,850	69,333	350,854	1,090,684	Funds are expected to be used for emergency home rehabilitation, transportation, public housing structural assistance, administration, city core revitalization and clearance and demolition of blighted properties. Prior Year resources (as of May 2015) are high due to reallocating funding later in the program year and will be expended in a timely manner.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

CDBG funds are used to leverage non-federal public funds, in-kind contributions and private funds to increase the resources available to the city.

The City of Casper has no required match obligation with its funding allocation; however, it does offer a matching grant opportunity for economic rehabilitation addressing slum and blight. Property owners in the city core can apply for a matching grant to rehabilitate deteriorated building facades, windows and main entrances. Again, this is an effort to encourage reinvestment and economic revitalization through a public-private partnership.

CDBG funds have, and will be, included in financing proposals for low-income housing developments, in partnership with the developer, WCDA (LIHTC program), and Section 108 resources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Casper owns and currently operates LifeSteps Campus, a multi-functional facility that provides housing space to private nonprofit organizations that addresses the needs of housing and/or supportive services to difficult to house populations such as homeless persons/families. The facility consists of eight buildings located on approximately six (6) acres.

Discussion

The City contracts with the Casper Housing Authority to manage the campus. Projects involving the buildings, tenants and grounds are overseen and directed by the Authority. Supportive services include a community garden, health clinic, junior college GED program, case management, Early Head Start, transitional housing, a bus stop shelter and a commercial kitchen where culinary classes are planned.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency Repairs	2015	2019	Emergency Repairs and home rehab	City Core	Emergency Repairs	CDBG: \$25,671	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	LifeSteps Campus Care	2015	2019	Public Housing	LifeSteps Campus	LifeSteps Campus Care	CDBG: \$75,000	Public service activities for Low/Moderate Income Housing Benefit: 44 Households Assisted Homeless Person Overnight Shelter: 70 Persons Assisted Homelessness Prevention: 66 Persons Assisted
3	Transportation Assistance	2015	2019	Transportation	City Core	Public Transportation Subsidy	CDBG: \$35,000	Other: 200 Other
4	Housing Initiatives	2015	2019	Public Housing	North Casper City Core	Housing Initiatives	CDBG: \$45,000	Homelessness Prevention: 6 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Clearance and Demolition	2015	2019	Non-Housing Community Development	Old Yellowstone District North Casper City Core	Clearance and Demolition	CDBG: \$18,000	Buildings Demolished: 2 Buildings
6	City Core Revitalization	2015	2019	Non-Housing Community Development	Old Yellowstone District City Core	City Core Revitalization	CDBG: \$20,000	Businesses assisted: 2 Businesses Assisted
7	Program Administration	2015	2019			General Administration	CDBG: \$54,000	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Emergency Repairs
	Goal Description	<p>The City's Emergency Repair Program is designed to help mitigate an emergency, such as a furnace that quits in the winter or a roof that leaks. The program will help homeowners with repairs that pose an immediate danger to the health and/or safety of the residents of that particular housing unit. The work is limited to homeowners that earn at or below 80% of area median income, along with those that live within Casper city limits and are the owners of the residence in question. If the homeowner meets the eligibility requirements of the program, a grant is given in the amount of the necessary repair, following the City's procurement process. After which, the City awards the qualified contractor with the project and arranges to have the repair completed in a timely manner. New for the upcoming year, the City is considering the possibility of developing a weatherization program to make LMI homes more energy efficient.</p>

2	Goal Name	LifeSteps Campus Care
	Goal Description	The City of Casper owns and currently operates LifeSteps Campus, a multi-functional facility that provides housing space to private nonprofit organizations that addresses the needs of housing and/or supportive services to difficult to house populations such as homeless persons/families. The facility consists of eight buildings located on approximately six (6) acres. The City contracts with the Casper Housing Authority to manage the campus. Projects involving the buildings, tenants and grounds are overseen and directed by the Authority. Supportive services include a community garden, health clinic, junior college GED program, case management, Early Head Start, transitional housing, a bus stop shelter and a commercial kitchen where culinary classes are planned.
3	Goal Name	Transportation Assistance
	Goal Description	Quality of life is often measured by availability and affordability of reliable transportation. For persons without personal transportation, getting to and from destinations within Casper used to be costly in terms of both money and time. People relied upon friends, family, or a taxi service to go anywhere. Today, services such as the dial-a-ride (CATC) and the fixed route system (The Bus) are available. Subsidized ticket and token program is funded through CDBG.
4	Goal Name	Housing Initiatives
	Goal Description	The City of Casper, to address one of the most urgent needs identified by members of the community, social services agencies, and in conjunction with the concerns of the City Council, proposes to use \$45,000 to support the increase in homeless shelter capacity and / or the redevelopment of market affordable rental housing in Casper. The lack of affordable housing in Casper is one of the main problems in the community, with rental units being either practically unavailable or extremely expensive. This contributes to the problem of homelessness, and the most recent Point-In-Time count showed that the City is short of sufficient emergency shelter beds.
5	Goal Name	Clearance and Demolition
	Goal Description	Clearance and Demolition activities will address the removal of slum and blight on a spot basis, and remove health and safety issues in LMI areas. The activities will also continue to further the goal of assisting the City Core with redevelopment. Some of the buildings in the area have limited economic value due to their deterioration and appearance.

6	Goal Name	City Core Revitalization
	Goal Description	The City-Core revitalization project will be a multi-year project providing small facade matching grants to rehabilitate building exteriors. An attractive facade will entice consumers to come inside, look around and hopefully spend money. The continuity of the look of the neighborhood is also conducive to its overall identity. A successful facade grant will may encourage additional employment opportunities by increasing the appeal and success of the business. The National Objective is to aid in the prevention or elimination of slum and blight.
7	Goal Name	Program Administration
	Goal Description	Administration funds are used to pay for one full-time staff salary and benefits, and general operations of the Housing and Community Development Division to oversee the progress of the use of Community Development Block Grant funds. The position of Community Development Technician is paid 100% out of CDBG. The Community Development Technician processes all of the applicants for the Mission Serve and Emergency Repair programs, oversees housing initiatives throughout the City; facilitates maintenance and repair requests at LifeSteps campus, interfaces with the MPO division and CATC staff, and provides all program administration oversight.

Projects

AP-35 Projects – 91.220(d)

Introduction

Casper has a total 5 projects for its 2015-2016 grant programs. These projects allow the City to address housing, economic development, quality of life that embraces diversity to build a stronger community and homeless goals and objectives as outlined in this Annual Action Plan.

Projects

#	Project Name
1	HRAP
2	LifeSteps Campus Care
3	Transportation Subsidies
4	City Core Revitalization
5	Program Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations are prioritized by the number of persons assisted in homelessness prevention, housing rehabilitation and transportation assistance identified in our Goal Outcome Indicators.

AP-38 Project Summaries

Project Summary Information

1	Project Name	HRAP
	Target Area	North Casper City Core
	Goals Supported	Emergency Repairs Housing Initiatives
	Needs Addressed	Emergency Repairs Housing Initiatives
	Funding	CDBG: \$70,671
	Description	To preserve and upgrade housing stock for low-moderate income homeowners by assisting with rehabilitation costs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	Assistance will be focused in Census Tracts 200, 300 and 400.
	Planned Activities	To support the increase in homeless shelter capacity and the development of market affordable rental housing. To help homeowners with repairs that pose immediate danger to the health and safety of the residents. A weatherization program is will continue to assist homeowners in making their homes more energy efficient.
2	Project Name	LifeSteps Campus Care
	Target Area	LifeSteps Campus
	Goals Supported	LifeSteps Campus Care
	Needs Addressed	LifeSteps Campus Care
	Funding	CDBG: \$75,000
	Description	To maintain and upgrade aged buildings on LifeSteps Campus with necessary repairs. LifeSteps Campus is the location for Transitional Housing, Housing First, Disabled Housing and other on-site programs including Early Head Start, Healthcare for the Homeless, and GED programs for the extremely low, low and moderate income population.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	66 persons in public housing and 70 persons in emergency overnight cold-weather shelter.
	Location Description	1514 E. 12th Street, LifeSteps Campus.
	Planned Activities	Make necessary capital improvements and repairs to public housing assisting in preventing homelessness.
3	Project Name	Transportation Subsidies
	Target Area	Old Yellowstone District North Casper LifeSteps Campus City Core
	Goals Supported	Transportation Assistance
	Needs Addressed	Public Transportation Subsidy
	Funding	CDBG: \$35,000
	Description	To provide affordable and accessible transportation services for the elderly, disabled and low to moderate income persons.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 persons
	Location Description	City-wide
	Planned Activities	CDBG funds provide ridership tickets for low-moderate income persons who need assistance to afford transportation services. Persons without personal transportation have access to affordable transportation to get to jobs, medical appointments, shopping and social events.
4	Project Name	City Core Revitalization
	Target Area	Old Yellowstone District North Casper City Core
	Goals Supported	Clearance and Demolition City Core Revitalization
	Needs Addressed	Clearance and Demolition City Core Revitalization

	Funding	CDBG: \$38,000
	Description	These activities will include Matching Facade Grants, Clearance and Demolitions, and encourage economic revitalization all with the hopes of reducing spot slum and blight.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses and 2 buildings will be affected with the funding from this project.
	Location Description	Census Tracts 200, 300 and 400 and 600. Demolition projects not in these areas will be addressed on a slum and blight spot basis.
	Planned Activities	These activities will include Matching Facade Grants, Clearance and Demolitions, and encourage economic revitalization all with the hopes of reducing spot slum and blight.
5	Project Name	Program Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	General Administration
	Funding	CDBG: \$54,000
	Description	Provides for the Administration costs of the CDBG program, including the Community Development Technician's salary and benefits.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 full-time staff person will benefit from the funding.
	Location Description	Housing and Community Development office, 200 N. David, Casper, WY 82601
	Planned Activities	To facilitate manage the CDBG program activities, monitoring and reporting.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Casper continues to develop strategies to create sustainable and stronger neighborhoods in the city, specifically the LMI neighborhoods. Generally the geographic locations of these neighborhoods have remained relatively the same over the past several decades. Strategies for redeveloping these particular neighborhoods include, but are not limited to, funding activities such as affordable housing and infrastructure development.

Geographic Distribution

Target Area	Percentage of Funds
Old Yellowstone District	7
North Casper	16
LifeSteps Campus	47
City Core	30

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Given the average annual CDBG allocation, the City believes it should continue to direct all of the funding into the geographic areas indicated in order to have a strong cumulative impact and qualify the results of the population served.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing activities undertaken by Casper will address the needs of homeless, non-homeless, and special needs households. Various programs will provide these households with new units or rehabilitated housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	142
Non-Homeless	5
Special-Needs	10
Total	157

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will provide housing assistance through the Housing Rehabilitation and Assistance Program (HRAP).

AP-60 Public Housing – 91.220(h)

Introduction

The Casper Housing Authority's Vision is to create dynamic communities where people thrive. The Casper Housing Authority's Mission is to provide quality affordable housing that is well integrated into the fabric of neighborhood's and serves as a foundation to improve lives and advance resident independence.

Actions planned during the next year to address the needs to public housing

The City will continue to meet regularly with the local housing agencies, who oversee public housing, to discuss their needs, and if necessary, help lobby for additional resources.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will work with the local housing agencies to ensure that programs, to include financial and life-skills education, are in place to position the public housing residents for success in homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Casper Housing Authority is not designated as troubled.

Discussion

Public housing is limited to low-income families and individuals. Eligibility is based on:

1. Annual gross income
2. Whether you qualify as elderly, a person with a disability, or as a family

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

<p align="LEFT">The City is addressing the needs of the homeless population by undertaking programs to prevent homelessness and to provide housing for the homeless. The CDBG programs that help prevent homelessness include housing rehabilitation in owner-occupied homes and public housing facilities. CDBG funds are being used to fund supportive needs housing to provide housing for homeless persons in an environment where residents can also obtain supportive needs services.</p>

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

<p align="LEFT">The City will continue to work with its network of providers who comprise the local Continuum of Care entities in reaching out to homeless persons and assessing their individual needs. The State conducts its Point-In-Time-Count annually which enables individual communities to quantify homelessness and assesses the homeless population needs.</p>

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has undertaken the following steps to help end chronic homelessness:

- A 99-bed emergency housing shelter and transitional housing for the homeless is provided by the Central Wyoming Rescue Mission.
- 22 transitional housing units are located at LifeSteps Campus and overseen by the Community Action Partnership.
- 126 beds are provided at Seton House for homeless men or women with children.
- 22 housing units are provided for victims of domestic violence by the Self Help Center.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to address assisting the homeless population make the transition to permanent housing and independent living through its continued support of LifeSteps Campus, and funding for the Casper Housing Authority and Community Action Partnership via its optional one-cent sales tax

allocations annually.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City and continuum of care will help low income individuals and families avoid becoming homeless. Development of new market and affordable housing is occurring in most City neighborhoods. Affordable housing units, such as the Juniper Ridge Apartments and the upcoming Centre Pointe Apartments, have received capital infusion directly from the City's General Fund.

Discussion

As part of the Analysis of Impediments, HUD guidance directs the entitlement community to assess the availability of affordable, accessible housing in a range of unit sizes, and the City has incorporated that direction into our Planning and Zoning decisions.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Casper initiated an Analysis of Impediments (AI) to Fair Housing Choice in October 2012. This study is to be updated every (5) five years in order to gain fresh perspectives on the fair housing issues facing the community. The City completed the Analysis of Impediments to Fair Housing Choice (AI) in accordance with the suggested planning process contained in the U.S. Department of Housing and Urban Development (HUD) publication Fair Housing Planning Guide. The purpose of the AI is to examine public and private policies, practices, and procedures affecting housing choice. An “impediment” to fair housing choice is defined as “any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choice” or “any actions, omissions, or decisions that have this effect.”

The full A. I. can be found online at www.casperwy.gov

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The cost of housing, or the incentives to develop, maintain or improve affordable housing, are not affected by any specific public policy that would create a barrier to additional affordable housing.

The City has made efforts to encourage and simplify affordable housing developments such as:

- Now allow accessory dwelling units
- Now allow twin homes on lots that were not approved for in the past
- Reducing the minimum lot sizes to reduce burden on homeowner
- Reducing the minimum set-backs
- Non-conforming buildings are now allowed as re-buildable
- Mixed use has been added to the code to invite multi-use facilities

Cost burden and lack of adequate low-income housing are the main barriers to affordable housing in Casper.

Impediment #1

One of the components to providing fair housing is providing a variety of housing that is affordable to people of all races, ethnicities, religious affiliations, gender, and income levels. According to HUD, the median income and the Fair Market Rent for the area determine low-moderate income status. In Casper, according to the 2007-2011 CHAS data, approximately seventy-four (74%) percent of the City’s

rental population are very low to low income. Furthermore, when a household pays more than 30% of their income towards housing, HUD considers it no longer “affordable.” The 2009-2013 American Community Survey shows that thirty-eight (38%), over a third of rental households, pay 30% or more of their income for their gross rent.

Short-Term Needs:

- Maintain existing housing stock and seek out new public/private partnerships for the development of new affordable housing
- Expansion of existing rental assistance programs

Long-Term Actions:

- Maintain zoning policies and housing development at moderate and high densities to reduce per unit costs and encourage the construction of affordable housing
- Expansion of homeownership assistance programs

Impediment #2

Due to the large rental market in Casper, an emphasis needs to be placed on educating tenants on their rights and how to take action if they feel their rights have been infringed upon . There has been little or no formalized effort in educating property owners about fair housing laws and what constitutes discrimination. Proper education of property owners could help minimize blatant infringements of tenants' rights as well as the “I did not know I couldn’t do that” situations. Educating owners as to their rights and how to take action if they feel their rights have been infringed upon as a landlord is also needed. The following actions could help further fair housing:

Short-Term Needs:

- Provision of informational materials on fair housing to rental property owners through mailings and electronic sources

Long-Term Actions:

- Work with local agencies to provide fair housing seminars and outreach programs to the owners of rental properties
- Develop a central person/place for property owners to contact with questions regarding fair housing practices for their tenants as well as themselves
- Review Comprehensive Land Use Plan to ensure affordable housing growth can occur anywhere within the City

Discussion:

The feedback provided by HUD indicates that cases (reported) of fair housing discrimination in the City of Casper are infrequent. The City of Casper will analyze the Analysis of Impediments document periodically to identify the current policies, practices and procedures that may have a negative effect on fair housing within our jurisdiction. The City will amend and revise, as necessary, the implementation of the goals and objectives within the Consolidated Plan to affirmatively further fair housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City of Casper, taking into account factors over which it has control, has taken the following steps to address obstacles to meeting underserved needs:

- Partnering with it's housing agencies to create more affordable housing units, and developing financing plans for payments and credit issues
- Continuing to provide facilities at LifeSteps Campus for free or low-cost health care and life skills training
- Providing subsidized tickets and tokens for reliable transportation

Actions planned to foster and maintain affordable housing

The City will pursue additional state and federal resources, in partnership with the Continuum of Care, to leverage affordable housing.

Actions planned to reduce lead-based paint hazards

In accordance with HUD regulations 24 CFR Part 35, all rehabilitation program assisted homes constructed prior to 1978 will be tested for lead-based paint, and if applicable, be inspected by a risk assessor.

Participating homeowners are provided with copies of the following:

- Lead Hazard Information Pamphlet
- Property Owner Disclosure (distributed to owners of a unit known to contain lead-based paint or lead-based paint hazards for disclosure to tenants or prospective purchasers)
- Notice of Lead Hazard Evaluation or Presumption
- Notice of Lead Hazard Reduction Activity including Clearance

Prior to the rehabilitation and lead based paint hazard work going out to bid, the Program will determine the type of contractor needed to complete the work required. The Program staff, homeowner and contractor(s) awarded the job will review the key aspects of the lead hazard reduction during the preconstruction conference.

The awarded contractor(s) will perform safe work practices at all times which includes but is not limited to:

- Occupant protection
- Work site preparation
- Daily cleanup
- Safe work practice
- Worker protection

Occupants will be notified of any lead-hazard reduction measures that were taken. Subsequent to the program's final inspection, the Lead-based Paint Inspector will conduct a clearance examination including dust samples to confirm the unit is safe for occupancy and that lead hazard reduction was performed according to the Program's work specifications.

Actions planned to reduce the number of poverty-level families

The City of Casper, taking into account factors affecting poverty over which it has control, has taken the following steps to attempt to reduce the number of households with incomes below the poverty line:

- The Casper Housing Authority has been awarded funds for public housing resident job training and empowerment programs. The Authority has also worked with several local businesses in order to receive job training for residents and has a program to connect public housing and other LMI residents with local job opportunities.
- Subsidized Bus tickets and tokens funded with CDBG funds connect the LMI neighborhoods to the downtown employment base and to other buses serving the municipal area.
- The City coordinates with local non-profit organizations such as CLIMB Wyoming to provide business training programs which target low/moderate income individuals.
- The City contracts with it's local economic development alliance for technical assistance and consultation to the local small business and entrepreneurial community.
- Coordination efforts continue on the part of the City, the Department of Planning, Community and Housing Development and local agencies to provide for social service activities, planning, housing development and rehabilitation programs.

Actions planned to develop institutional structure

The affordable housing strategy will be carried out by several primary providers and coordinators: The City's Department of Planning, Housing and Community Development, Community Action Partnership, Wyoming Community Development Authority, and the Casper Housing Authority. Other agencies, such as non-profit and for-profit housing developers will also play an important role in service provisions.

It is anticipated that these government agencies and housing developers will continue to be supported by outside funding sources, such as WCDA (public agency) and local banks (financing).

The Department will be the primary coordinator for non-federal funds and federal funds, such as CDBG, for the development and rehabilitation of affordable housing. This function will continue to be

augmented by other providers, particularly non-profits such as the Housing Coalition of Wyoming and housing developers. The Department will communicate with these and other providers to improve coordination of services and to pool resources. The Department will act as the conduit for local funds as well as State funds. It will also work with private developers to assist them in obtaining financing and approvals for affordable housing development. The Casper Housing Authority will coordinate all projects associated with the City's public housing units and housing vouchers. The Authority is responsible for reporting directly with HUD regarding public housing and housing vouchers. Coordination between the providers of rental assistance should be strengthened to ensure the efficient use of funds and to reduce duplication. Communications between the City and non-profits will continue to be enhanced in order to deal more effectively with this program.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Casper will continue to assist work with public and private housing and social service agencies like the Casper Housing Authority.

Discussion:

In terms of addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, removing barriers to affordable housing, evaluating and reducing lead-based hazards, reducing the number of poverty level families, developing institutional structures, and enhancing coordination between public and private housing and social service agencies and fostering public housing improvements and resident initiatives, the City will strive to maintain contact with all of the agencies which were interviewed for the Five Year Consolidated Plan and help overcome any obstacles which may arise with regards to these issues. All available funding will be pursued which may effectively address these issues in the City. The City will also continue to work closely with the Housing Authority in order to assure coordination of planning efforts for the public housing units.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City's program-specific requirements for CDBG are listed below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%